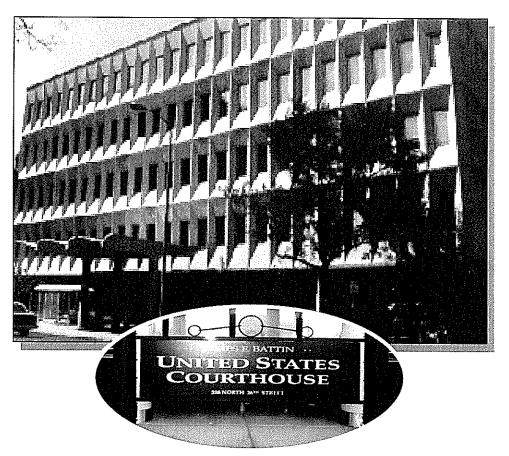
# JAMES F. BATTIN FEDERAL BUILDING / COURTHOUSE

Billings, Montana

## FEASIBILITY STUDY FOR MAJOR RENOVATION



March 15, 2005

# Final Submittal



General Services
Rocky Mountain Region
Denver, Colorado

GSA No.: PR20040830039 CTA No.: G1BILMOD-FS01



13 North 23rd Street Billings, Montana www.ctagroup.com

PROPERTY OF THE UNITED STATES GOVERNMENT, COPYING DISSEMINATION, OR DISTRIBUTION OF THESE DRAWINGS, PLANS, OR SPECIFICATIONS TO UNAUTHORIZED USERS IS PROHIBITED.

Do not remove this notice. Properly destroy documents when no longer needed.

GSA No. PR20040830039

## Acknowledgements

### **General Services Administration**

Scott McCollough, Project Manager Jane Sotelo, Portfolio Management Specialist Nikki French, Contract Reality Specialist Nikki Morris, Regional Account Manger Mark Hackley, Asset Management Kim Barnett, Property Manager Janice Dinkel, Judiciary Regional Account Manager Tom Record, Regional IH Dave Hardesty, Property Manager Rick Sontheimer, Regional Account Manager Karma Phillips, Customer Service Officer Stephanie Downs, Portfolio Specialist Gianne Conard, AIA, Office of the Chief Architect Beth Smith, Portfolio Advisor Elaine Adams, Reg. Historic Preservation Off. - R8 William Rashid, Repair and Alteration Representative Greg Sebesta, Mechanical Engineer

#### **U.S. District Courts**

Cliff Harlan, Circuit Architect Patrick Duffy, Montana Clerk of Courts Susan Kim, Circuit Architect Robert Fay, Executive Office U.S. Courts Susan Nybo, Deputy Clerk

Janet Preisser, Special Programs Coordinator

## **Bureau of Reclamation**

Scott Boelman, Fac. Operations Serv. Grp. Leader

#### U.S. Marshals Service

Dwight McKay, U.S. Marshal Dan Orr, Supervisory Deputy U.S. Marshal Scott Robine, Security Specialist/Project Manager

#### <u>Department of Homeland Security - Federal</u> Protective Service

Chris Barone

#### U.S. Attorney's Office

Kora Connolly
Gary Wilson, Space Management Specialist

#### **Bureau of Indian Affairs**

Rick Stefanic

#### CTA Architects Engineers

Jim Wertman, Principal in Charge Bob La Perle, Project Manager Kristine Hoskins, Architecture Steve Bjordahl, Structural Engineer Mike Nitschke, Mechanical Engineer Terry Kouba, Plumbing Engineer Rick DeMarinis, Fire Protection Larry Grendahl, Electrical Engineer Kim Jensen, LEED Kent Bray, Security Susie Kreidler, Interiors Gary Sievers, Landscape Architect Christi Mock, Word Processor

#### Northern Industrial Hygiene, Inc.

Kevin Oliver, Project Engineer

### Department of Interior - Field Solicitors

Richard Aldrich Jan Elmor Greg Rabida

PROPERTY OF THE UNITED STATES GOVERNMENT, COPYING DISSEMINATION, OR DISTRIBUTION OF THESE DRAWINGS, PLANS, OR SPECIFICATIONS TO UNAUTHORIZED USERS IS PROHIBITED.

Do not remove this notice. Properly destroy documents when no longer needed.

## **Table of Contents**

Introduction/Executive Summary	
Scope of the Study	***************************************
Study Options	
Programming Issues	2 - (
Implementation Strategy and Recommendations	
Option 3 - Leased Space Cost Estimates	
Option 4 - Renovation Cost Estimates	
Recommendation	
Business Plan	
Scope and Justification	
Alternatives	
Financial Impacts	6
Design Program	
Design Directive	-
Current Housing Plan	
Option 3 - Proposed Housing Plan	
Option 4 - Proposed Housing Plan	
U.S. District Courts Design Considerations	۱۱ - ۵۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰
11 9 Marchala Sarvina Design Consideration	
U.S. Marshals Service Design Consideration	
Proposed 1st Floor Tenants Plan	
Proposed 1st Floor Tenants Plan	
Proposed 2nd Floor Tenants Plan	
Proposed 3rd Floor Tenants Plan	Drawing 4
Proposed 4th Floor Tenants Plan	Drawing t
Proposed 5th Floor Tenants Plan	Drawing 6
Costs, Justifications, and Budget Analysis	
General / Introduction	
Justifications - Shell Components	
Justifications - Tenant Improvements	19 - 2
Justifications - Tenant Relocation Costs	21 - 22
Budget Analysis	
Other Potential Budget Impacts	
Project Cost Summary	
Shell Cost Summary	
Tenant Cost Summary	
Tenant Relocation Cost Summary	
Tenant Helocation Cost Summary	ک۲
Implementation Plan	
Delivery Method	29
Project Schedule	
Option 3 - Lease Construction Schedule	
Option 4 - Renovation	21

## Appendix 1 - Work Item Narratives

	1.	Incorporate Lobby Renovation and New Signage	1
	3.	Renovate All Restrooms	2 <b>-</b> 3
	8.	Complete Asbestos Abatement	4 - 6
		Exterior Wall Panel Sealant/Restoration and Window Replacement	
	10.	HVAC	9 - 11
	11.	Incorporate Minor Seismic Upgrades	12
	12.	Roof Repair/Replacement (Scope revised after 50% Submittal)	13 - 14
	13.	Add Technology Infrastructure	15
		Computer/Data Closet - 24 Hour Cooling System	
	15.	Replace Primary and Secondary Switch Gear	17
	17.	Replace Plumbing	18
	18.	Add Fire Sprinklers and New Alarm System	19 - 20
	20.	Basement Water Infiltration/Add Redundant Sump Pumps	21 - 22
	23.	Energy Conservation Upgrades	23 - 25
	24.	Blast Mitigation/Security System Infrastructure Upgrades	26 - 27
	25.	Structural Modifications to Prevent Progressive Collapse	28
	26.	Obtaining LEED Silver Certification	29 - 37
	27.	ADA Compliance	38 - 39
	Ne	w Finishes Throughout	40 - 41
	Re	locate Cafeteria to the First Floor	42 - 43
	Add	d a Fitness Center with Locker Rooms (Scope revised after 50% Submittal)	44
	Add	dition of a Business Center	45
	Ade	d a Conferencing Center to the First Floor	46 - 47
łþ	•	dix 2	
	Ex	sting Building Configuration Detail	1 - 6
		Existing Site Plan	Drawing 1
		Existing Basement Tenants Plan	
		Existing 1st Floor Tenants Plan	
		Existing 2nd Floor Tenants Plan	Drawing 4
		Existing 3rd Floor Tenants Plan	
		Existing 4th Floor Tenants Plan	
		Existing 5th Floor Tenants Plan	
		Existing Roof Level Plan	Drawing c
٩p	•	dix 3	
	Co	st Detail for Shell and Work Items	1 - 4
	Co	st Detail for Tenant Improvements	1 - 50
	Co	st Detail for Tenant Relocation Costs	1 - 29
	Un	iform Cost Detail	1 - 19
Αŗ	pen	ndix 4	
	Co	omment Responses	1 - 17

GSA No. PR20040830039

## Appendix 5

Existing and Planned Projects Drawings for Reference	
First Impressions Phase 3 Entry Lobby Alterations1	- 4
ISA for U.S. Marshals Service1	- 7
Appendix 6	
Meeting and Correspondence Documentation	
February 3, 2005 - TSA Tenant Interview1	_
February 2, 2005 - TOA Teriant Interview	- 2
February 2, 2005 - IG Tenant Interview	- 2
February 2, 2005 - RR Tenant Interview1	- 2
February 1, 2005 - U.S. Probation Tenant Interview1	
February 1, 2005 - COE Tenant Interview1	- 2
February 1, 2005 - Office of Hearing & Appeals Tenant Interview1	- 2
December 17, 2004 - 50% Presentation to the U.S. Courts	- 5
December 15, 2004 - 50% Submission Presentation to GSA Denver1	- 5
November I8, 2004 - U.S. Attorney's Office Tenant Interview1	- 4
November 18, 2004 - Bureau of Indian Affairs Tenant Interview1	
November 18, 2004 - DHS - Federal Protective Services Tenant Interview	
November 17, 2004 - U.S. Marshals Office Tenant Interview	
November 17, 2004 - Bureau of Reclamation Tenant Interview	
November 16, 2004 - U.S. District Courts Tenant Interview	
November 2, 2004 GSA Kick-Off Meeting1	- 4

## Introduction/Executive Summary

#### SCOPE OF THE STUDY

This study analyzes options identified for a major modernization of the James F. Battin Federal Building / Courthouse in Billings, Montana. The focus of the study is on documentation of the two (2) viable options identified for dealing with the asbestos hazard in the building.

The study presents a Business Plan, Design Program, Implementation Plan, and Budget Analysis with associated appendix to support the recommendations presented below. The study is also intended as a design guide for implementation of the recommendations.

The building occupies the east half of the 300 block of 26th Street between 3rd and 4th Avenues North in the Downtown 27th Street Corridor. Designed and Constructed in 1963 - 1964 as a Federal Courthouse and Office Building. The steel and concrete structure contains 117,400 useable square feet on five (5) floors. The structure is clad with pre-cast concrete panels with recessed windows in a regular pattern. A full basement underlying the site provides space for secure parking for the building Tenants. The site allows for minimal setbacks to the building and fronts on public streets on three (3) sides. The back of the building has no setback and fronts on a public alley. Basement parking is accessed by a surface ramp entered from the one (1) way alley (in the wrong direction) at the back of the building.

The building's structure is steel with concrete floors cast on metal floor pans. All of the structural elements (beams, columns and floors) were sprayed with asbestos-containing spray on fireproofing. This material is exposed to the building's heating and cooling air system when the air is returned from the occupied spaces through the ceiling space to the building's fan systems.

GSA's policy to manage the asbestos in place has required that all renovation projects include asbestos control measures that have complicated and dramatically impacted the cost on all renovation or repair projects. No work has been allowed without the control requirements, which involve any work on the ceiling or the removal of walls that penetrate the ceiling for the past several years. Recent projects have encountered difficulty containing the impacts of the asbestos. Portions of the building have been shut down in order to clean up spaces that had potential contamination. This triggered a separate review of the building and the condition of the sprayed on fireproofing. The results of the Asbestos Study by the U.S. Public Health and Human Services indicated that the Asbestos Containing Materials (ACM) have deteriorated to the point that GSA should consider a project to remove the material as soon as possible. The scope of the ACM removal would indicate consideration of a major modernization project be included with the abatement. The scope of the abatement is discussed in more detail in the Appendix of this Study.

#### STUDY OPTIONS

GSA identified four (4) options for addressing the Asbestos Containing Materials (ACM) in the existing building. They include the following:

1. OPTION ONE - Do nothing.

This option is not viable because of the condition of the asbestos in the building. See U.S. Public Health and Human Services Study (draft dated August 2004), which concludes, "the ACM fire proofing material, which exists throughout the building, has deteriorated to a point that it now poses a potential health hazard to the building occupants."

- 2. OPTION TWO Demolition of the building and build new.

  Again, this option is not considered viable because the demolition of the building would require that the ACM materials be abated prior to demolition of the structure.
- 3. OPTION THREE Dispose of the building and move the agencies into lease space. Lease space would likely be a new building constructed in the Downtown Business District. Actual location and scope would be dependent on land availability. It is unknown if there would be enough vacant Class "A" space available to accommodate all of the Tenants in existing Lease space.
- 4. OPTION FOUR Renovate the building. In addition to the removal of the building's ACM materials, a list of Work Items has been identified for inclusion in a major renovation of the building. These Work Items include upgrading the building systems and environment as well as addressing joint use spaces identified for the building.

#### PROGRAMMING ISSUES

The building functions as a courthouse and general office space with three (3) major Tenants (by occupied area). Tenant agencies like the U.S. District Court (USDC) and Bureau of Reclamation (BOR) have expressed interest in remaining in the building after the major renovation.

The USDC currently occupies 21,922 USF entirely on the 5th floor and require unique space and security requirements. The USDC being under a moratorium on construction needs to remain as-is for the scope of the study. There is also a 3,252 SF U.S. Marshals Service (USMS) holding area adjacent to the main courtroom on the 5th floor. If redesigned, the USDC suite will need to maintain secure circulation and access to the USMS holding area and prisoner processing. Design for all USDC proposed and interim space must reference the requirements in the "U.S. Courts Design Guide" but may be limited in response to space sizes in this project due to the space moratorium.

Bureau of Reclamation (BOR) occupies 44,806 USF on three (3) different floors. The majority of the space is located on the 2nd floor where they are the sole occupants. Operations on the 1st floor include a major computer room that operates facilities all over the western United States.

The USMS has 11,373 USF of administrative offices currently located in an adjacent building. They have also indicated that they would like to return to the Battin Federal Building. This along with 7,633 USF of expansion space and existing space requirements would bring their total usable area to 22,258 SF. The new requirements include some renovations to and expansion of existing courtroom holding cells. A new prisoner elevator would also be included that needs to align with a basement "Sally Port" and the Detention Area on the 5th floor.

Bureau of Indian Affairs (BIA), a current occupant with 33,948 USF, is planning to vacate the building and not return. BIA has been working on consolidating their operations into a single location. They are planning a separate project to accomplish this effort. This provides the opportunity to upgrade the available space to allow back-filling the available space with other agencies currently in leased space. Several Tenants have been identified as potential replacement Tenants to fill the building. These additional Tenants have been interviewed to confirm their needs and are included in the study.

GSA No. PR20040830039

Building stacking plans are presented in the "Design Program" section of this study. These include space requirements and potential locations for the Tenants identified for building occupancy.

#### IMPLEMENTATION STRATEGY AND RECOMMENDATIONS

**Option 3 - Dispose of the Building**: It is likely that a new lease building designed to house the existing building Tenants would need to be developed. An additional study would need to look into the availability of land in the Billings Downtown District.

GSA developed 2 sub-options, one to replace the building in-kind and the other looked at a separate building to house U.S. District Courts, U.S. Marshals Service, U.S. Attorney's Office and U.S. Probation. Potential Lease Costs for these options are included with the recommendations in this Section.

**Implementation:** GSA would start a separate Prospectus for a Lease Construct Building or buildings in addition to start acquisition of any lease space that would be needed. The existing building, once emptied of the occupants, would then be disposed of "As-Is" using strategies developed by GSA.

Option 4 - Renovate the Building: In addition to the complete abatement of the ACM materials the proposed Major Renovation would include total replacement of all interior finishes. Along with the replacement of the 40-year-old heating and air-conditioning systems with new equipment and ductwork. The total replacement of deteriorating plumbing piping is also recommended. Problems with the building's electrical system due to obsolete main service elements and overloaded panels should also be addressed. Upgrades to the building's life safety systems would be included with the expansion automatic fire sprinkler system to all of the floors and installation of a new addressable fire alarm system. Structural upgrades to address requirements for seismic and blast mitigation can be best accomplished while the interior finishes are removed. Handicapped accessibility and energy conservation measures are also included. GSA has also set a goal of certification in the Green Building Counsel as "LEED Silver." All twenty-eight (28) work items identified were evaluated in the 50% Draft of this study. Detailed recommendations and preliminary costs for all of the work items are included in Appendix 1 of this study.

Implementation: Swing space in existing leased space would need to be located for each of the Tenants. Designs for temporary space requirements would then need to be constructed. Once the temporary spaces were complete, the building Tenants could move and the renovation could begin. Design for the abatement and renovation phases of the project would begin as soon as funding is available. The clean and seal of the exterior of the building and the abatement construction would be the first work to begin. Abatement would begin on the upper floor and continue to the 1st floor with construction of the shell and Tenant improvements to follow the clearance of each floor. No Tenants would return to the building until all of the construction is completed.

The traditional delivery (Design-Bid) project for a major renovation of the existing building should be planned in multiple phases.

#### **Estimates and Costs**

See the Costs, Justifications, and Budget Analysis Section of this study for more information on Cost Estimates and Proposed Lease Rates. Appendix 3 includes the detailed cost estimate worksheets for the Renovation and Tenant Improvements.

#### **OPTION 3 - LEASED SPACE COST ESTIMATES**

GSA's analysis of this Option indicates that it would require a capital lease. Several scenarios were run with different amortization periods, resulting in the following rates.

**Lease Rates** for this option range from \$26 prsf - BOR, Office type space, to \$47 prsf - USDC and \$49.25 prsf - USMS.

Rates for a separate Courts Building were estimated at Courts - \$61.08 prsf, Marshals - \$63.34 prsf, U.S. Attorney - \$40.74 prsf and Probation - \$43.90 prsf.

GSA's analysis of the rates indicate; "At these rates this project would be considered a Prospectus level lease. The lease would also score as a capital lease for a 20 year term, 15 yr term and maybe even a 10 year term. The TI's requested for this project would most likely have to be reduced if we want any chance of this being considered an operating lease. That TI reduction can take the form of the tenants coming up with RWA money or just reducing their requirements."

#### **OPTION 4 - RENOVATION COST ESTIMATES**

Cost estimates were developed based on local cost information and recent GSA projects in Montana and Wyoming. Along with R.S. Means and information from local suppliers that were put into a GSA provided cost estimating tool that itemizes Shell Costs (with Work Items) and Tenant Improvement Costs itemized by each Tenant.

Project, Estimated Construction Cost (ECC) is estimated at \$35,916,194.

**Shell (ECC)** Costs are Estimated at \$24,155,067, this would address the Asbestos Abatement and all of the recommended work items required to reconstruct the finished "Shell."

Tenant Improvement Costs (ECC) costs are estimated at \$11,761,127, this addresses the reconstruction of the Tenant spaces to match the Tenants programming requirements.

These costs are based on the assumption that all of the Tenants would be out of the building to allow the project to progress with out extra efforts needed to protect building occupants and the public.

**Rental Rates** for this option range from \$25.73 for BOR Office type space to \$39 for USDC and \$40.44 for USMS.

#### RECOMMENDATION

Based on GSA's analysis of the lease "Option 3" which indicates that it would require a capital lease and the fact that the Federal Government occupies approximately 500,000 square feet of leased and Government owned space in Billings, renovation of the Battin Building is GSA's preferred alternative

GSA No. PR20040830039

### **Business Plan**

## Scope and Justification

To abandon and dispose of the building **(Option 3)** leaves the problem of hazards from the Asbestos Containing Materials (ACM) to other parties. GSA would manage the relocation of the existing tenants to Leased space and implement a process designed to dispose of the property. Factors like leased space availability, land in the downtown district, and final form the leased space might take, is not in the scope of this Study.

The major renovation of the existing building (Option 4) includes a complete abatement of all the ACM materials on all levels of the existing building. This process requires demolishing all of the interior walls, ceilings, HVAC ductwork, electrical/data wiring, and interior surface finishes on all levels of the building. With this level of demolition, the opportunity exists to replace the 40 year-old, inefficient equipment and outdated finishes as well as redesign and better organize the lease spaces in an effort to make the building more space efficient.

Updated design opportunities are presented that could net an increase in the useable area in the building and therefore increase the rental income for the building. The centralized HVAC system allows for an additional 1,000 SF on each floor. In addition, the elimination of extra electrical and data rooms also contribute added useable area.

Removal of the ACM will eliminate the health hazard to the building occupants. All future Tenant Improvement and renovation projects can be constructed without the impact on budget and schedule for ACM abatement. This includes ongoing routine maintenance that now requires abatement or special measures for any and all access to the ceiling space.

With the major renovation it would be a good time to construct the "Main Lobby Renovation" and add a build-in security screening station. The existing joint use spaces like the conferencing center and cafeteria can be redesigned to incorporate a more efficient utilization of space and upgrade in appearance.

Upgrading the HVAC equipment in conjunction with repair, clean, and seal of the exterior envelope should dramatically improve the energy efficiency of the building. If the final project includes these elements, modeling done for this study indicates potential energy savings resulting from lower electrical and natural gas usage. The Energy Model identified potential savings of as much as \$150,000 annually.

Requirements for complying with the National Environmental Policy Act (NEPA) will be addressed in the next phase of the project.

At the time of this Study the building was not eligible for the National Register of Historic Places so does not fall under the requirements of the National Historic Preservation Act (NHPA). However, this building does meet the criteria for GSA's Eligibility Assessment Tool for Modernist Buildings, so GSA staff has recommended that the design of the renovation be sensitive to the original design style and intent. Any new design elements should be sensitive to the existing style while clearly reflecting the technology and materials of the present.

Art in Architecture is also a requirement for the project with a .5% mark-up intended to add additional art to the building. The existing lobby art panels are also included in the design of the main lobby renovation. The future design will include additional opportunities to incorporate art into the building's architecture.

#### **Alternatives**

Because of the need (hazard to the occupants and visiting public) and cost to abate the ACM materials, Options 1 and 2 were not considered viable for evaluation in this Study. Options 3 and 4 are considered viable and detailed in this Study. Issues that impact the recommendations include GSA long-term involvement with the building and impacts on the building Tenants, their needs, and requirements.

The two options addressed in this study require that assumptions be made for Tenant lease space and project phasing. Option 3 will be for permanent space in leased buildings and Option 4 requires temporary space (assumption is for 2 to 3 years) to accommodate the current occupants of the building.

OPTION 3 - Dispose of the building and move the agencies into lease space. If GSA determines to dispose of the building, new space will be required for the building tenants.

OPTION 4 - Renovate the building. In addition to removing the building's ACM materials a list of "Work Items" was identified for inclusion in the renovation of the building. These Work Items include upgrading the building systems and environment as well as addressing Tenant Agency requirements and needs.

#### Financial Impacts

Both of the Options studied will have impacts on the Tenants and GSA as the building owner. Something must be done with the building to address the hazards to the occupants and the Public. The Tenants will incur costs for renovation, Tenant Improvements or moving, and leased space costs.

**Option 3 - Disposal of the Building:** This Option would have GSA dispose of the building resulting in loss of the building and its lease income as well as costs for planning and organizing the relocation of the Tenants to lease space. Tenants would need to deal with the planning and cost of relocation. Also leased space costs will likely increase over the current expiring occupancy agreements.

**Option 4 - Renovation of the building**: GSA would need to fund and manage the reconstruction of the building shell and systems. The project costs are identified in this Study. Existing building Tenants will need to budget costs for planning and relocation to temporary leased space for the duration of the project construction, estimated at 3 years. Implementation of this Option will likely result in increased rental rates as well.

This study has estimated the costs for Tenant Improvements and Tenant Relocation based on existing spaces. These costs are discussed in more detail in the Cost, Justifications, and Budget Analysis Section of this Study.

## **Design Program**

#### **Design Directive**

A major renovation of the Shell should include design for all of the recommended "Work Items" with the ACM Abatement, Energy Conservation, and LEED Silver Certification as the main focus. Upgrades to the Life Safety systems and addressing Code Health and Safety issues would underpin these efforts as well. The result impacts both the interior and minimally to the exterior of the building. The centralized HVAC system and changes to the Electrical and Technology required spaces should result in an additional 5,000 SF of useable space to improve the efficiency of the building.

The Tenant spaces in the building will all be impacted by the renovation to the building shell. All of the spaces will need to be reconstructed. This provides the opportunity to improve the organization and efficiencies of all of the Tenant spaces. New finishes and building environmental systems along with improved technology should be designed to enhance the Tenants' safety and overall environment. Space planning for all of the floors might also consider opportunities to absorb redundant corridors or add security circulation and improve adjacencies and access to joint use spaces.

### **Current Housing Plan**

The current "Building Configuration" is presented in Table "A." The subbasement and penthouse house building systems have no rental space. The basement currently has rented storage cages in place of parking and 56 interior parking spaces, 10 vacant interior parking spaces, and 5 exterior parking spaces.

			CURRENT			
				Useable		
			Building	and	Major	Building
		Useable	Common	Common	Vertical	Design
Floor	Tenant	Area	Area	Area	Penetrations	Gross Area
		sq. feet	sq. feet	sq. feet	sq. feet	sq. feet
Subbasement		0	0	0	0	5,478
Basement		5,023	15,814	20,837	1,292	41,615
First Floor		14,621	9,788	24,409	1,435	26,176
Second Floor		24,200	8,309	32,509	1,409	35,028
Third Floor		24,120	8,327	32,447	1,455	35,028
Fourth Floor		24,015	8,268	32,283	1,638	35,028
Fifth Floor		25,494	7,922	33,416	1,868	36,546
Penthouse		0	0	0	0	0
	TOTALS	117,473	58,428	175,901	9,097	214,899

Table A - Current Building Configuration

A summary "Housing Plan" is presented in Table "B." The table represents the total area for each Tenant in both useable and rentable square feet. These were calculated based on a space allocation drawing dated 06/01/00 provided by the GSA building manager. There have been minor changes to the Tenant spaces since the last update that are not represented in the totals.

		# of		
Floor	Tenant	Personnel	Current	RSF
LIOOI	renant	reisonnei		
			sq. feet	sq. feet
TOTAL OF	TENANTS	]		
	USDC	22	21,922	32,825
	BOR	206	44,806	67,091
	USMS	14	3,252	4,869
	DOI-FS	11	3,783	5,665
	DHS-FPS	6	1,637	2,451
	USAO	2	1,091	1,634
	BIA	106	33,948	50,833
	GSA-PBS	4	648	970
	Joint Use Total		6,386	9,563
	Total	371	117,473	175,901

Table B - Housing Plan

The existing "Stacking Plan" (floor by floor) for the building is included in Appendix 2 along with colored floor plans representing the current understanding of the use of each floor. Also included are the building's site plan and a roof plan for reference.

#### Option 3 - Proposed Housing Plan

A housing plan for Option 3 would be similar to Option 4. The "Building Configuration" would depend on design elements not available at the time of this study. It is assumed that the "Housing Plan" would be the same for the useable areas. Rentable areas will be dependent on the actual building configuration.

#### Option 4 - Proposed Housing Plan

The proposed "Building Configuration" would change due to the following "Shell - Work Item" impacts; expansion of the main floor lobby, reduction of the mechanical rooms on each floor, reduction in the number and change in size of required electrical and phone rooms on each floor, and potential relocation of the main phone room to the basement.

The proposed "Housing Plan" is presented in Table "C" and includes back-fill tenants identified to fill the space vacated by BIA. The largest of these would be the U.S. Marshals administrative space. These areas are shown with a comparison to the existing (when applicable) and add the rentable as well.

Floor	Tenant	# of Personnel	USF	RSF
:				
TOTAL OF TEN	NANTS			
	USDC	22	21,922	29,195
	BOR	206	44,806	59,671
	USMS	30	22,258	29,643
	DOI-FS	12	7,445	9,915
	DHS-FPS	6	1,637	2,180
	USAO	2	1,091	1,453
	BIA		·	·
	GSA-PBS	5	2,875	3,829
	Probation	5	6,537	8,706
	DOT - Fed. RR Adm		1,500	1,998
	ID - Office IG	4	1,827	2,433
	USA - COE	2	320	426
	DHS-TSA	9	2,943	3,919
	Interior Office H&A	8	3,653	4,865
	Vacant		7,567	10,078
	Joint Use Total		5,580	7,431
			-,	
	Total	311	131,961	175,742

Note: R.U. Factor = 131,961 + 43,781 = 175,742 / 13,196 = 1.331772

Table C - Proposed Housing Plan

The proposed "Stacking Plan" (floor-by-floor allocation of spaces by Tenant) is represented in Table "D" and lists the proposed "useable floor area," floor-by-floor. The approach used for this for this plan was to begin with the upper floor and fill the spaces with the larger Tenants and work down so that any unassigned space and all of the joint use spaces would be on the lower floor.

Plan drawings are also included at the end of this Section that graphically represents this with color coordinated space layouts. These are blocks of space and not intended to represent the final design. Final design needs to address the following Design Considerations.

Floor	Tenant	Current	Proposed Area
Basement			
	USDC	556	347
	BOR .	2,285	2,442
	• 1		
	USMS	0	2,036
	DOI-FS	0	0
	DHS-FPS	278	278
	USAO	215	215
	BIA	767	о
	GSA-PBS	0	1,597
	Probation	ő	0
	DOT - Fed. RR Adm	o	0
	ID - Office IG	0	0
	USA - COE	Ð	0
	DHS-TSA	0	0
	Interior Office H&A	0	0
	Unassigned	0	767
	Total	4,101	7,682
	Joint Use Total	922	424
	JOSER DOC FOREIT	744	727
			Proposed
Floor	Tenant	Current	Area
1st Floor	7 371411		
15(1100)	11000	0	0
	USDC	-	
	BOR	13,622	0
	USMS	0	0
	DOI-FS	0	
	DHS-FPS	540	540
	USAO	0	0
	BIA	0	lo
	GSA-PBS	ō	1,278
		0	1,2,0
	Probation		-
	DOT - Fed. RR Adm	0	1,500
	ID - Office IG	. 0	1,827
	USA - COE	0	320
	DHS-TSA	0	[ (
			i d
	Interior Office H&A	0	
	Interior Office H&A		1
	Interior Office H&A Unassigned Total	0	3.915
-	Unassigned		3.915 9,380
	Unassigned Total	0 14,162	3.915
	Unassigned Total	0 14,162	3.915 9,380
Floor	Unassigned Total	0 14,162	3.915 9,380 5,150
	Unassigned Total Joint Use Total  Tenant	0 14,162 459 Current	3.915 9,380 5,156 Proposed Area
	Unassigned Total Joint Use Total	0 14,162 459	3.918 9,380 5,150 Proposed Area
	Unassigned Total Joint Use Total  Tenant	0 14,162 459 Current	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant USDC	0 14,162 459 Current	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant  USDC BOR	0 14,162 459 Current 0 23,635	3.915 9,386 5,156 Proposed Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS	0 14,162 459 Current 0 23,635 0	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS	0 14,162 459 Current 0 23,635 0 0	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO	0 14,162 459 Current 0 23,635 0 0	3.915 9,386 5,156 Proposed Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA	0 14,162 459 Current 0 23,635 0 0 0	3.915 9,386 5,156 Proposed Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS	0 14,162 459 Current 0 23,635 0 0 0	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation	0 14,162 459 Current 0 23,635 0 0 0	3.915 9,386 5,156 Proposed Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS	0 14,162 459 Current 0 23,635 0 0 0	3.91 9,38 5,15 Proposec Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation	0 14,162 459 Current 0 23,635 0 0 0	3.91 9,38 5,15 Proposec Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG	0 14,162 459 Current 0 23,635 0 0 0 0	3.91 9,38 5,15 Proposec Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm iD - Office IG USA - COE	0 14,162 459 Current 0 23,635 0 0 0 0 0	3.91 9,386 5,150 Proposed Area 28,98
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm iD - Office IG USA - COE DHS-TSA	0 14,162 459 Current 0 23,635 0 0 0 0 0	3.915 9,386 5,156 Proposed Area
Floor 2nd Floor	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE DHS-TSA Interior Office H&A	0 14,162 459 Current 0 23,635 0 0 0 0 0 0	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE DHS-TSA Interior Office H&A Unassigned	0 14,162 459 Current 0 23,635 0 0 0 0 0 0 0 0 0 0	3.915 9,386 5,156 Proposed Area
	Unassigned Total Joint Use Total  Tenant  USDC BOR USMS DOI-FS DHS-FPS USAO BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE DHS-TSA Interior Office H&A	0 14,162 459 Current 0 23,635 0 0 0 0 0 0	3.915 9,386 5,156 Proposed Area

Floor	Tenant	Current	Proposed Area
3rd Floor	i Citarit	Cullent	Alea
	USDC	0	0
	BOR	5,264	13,377
	USMS	. 0	0
	DOI-FS	3,783	7,445
	DHS-FPS	819	819
	USAO	0	o
	BIA	9,166	o
	GSA-PBS	648	ol
	Probation	0	0
	DOT - Fed. RR Adm	0	0
	ID - Office IG	0	0
	USA - COE	0	0
	DHS-TSA	0	0
	Interior Office H&A	o	3,653
	Unassigned	0	1,696
	Total	19,680	26,990
	Joint Use Total	4,440	0
			Proposed
Floor	Tenant	Current	Area
4th Floor	· Origina	00	
10111001	USDC	0	o
	BOR	ő	Ö
	USMS	Ö	16,079
	DOI-FS	ő	0
	DHS-FPS	Ö	ő
	USAO	0	o
	BIA	24,015	Ö
	GSA-PBS	0	ő
	Probation	ō	6,537
	DOT - Fed. RR Adm	ō	o
	ID - Office IG	0	o
	USA - COE	0	0
	DHS-TSA	0	2,943
	Interior Office H&A	0	l ol
	Unassigned	O	1,189
	Total	24,015	26,748
	Joint Use Total	0	0
		'	
			Proposed
Floor	Tenant	Current	Area
5th Floor			
	USDC	21,366	21,575
	BOR	0	0
	USMS	3,252	4,143
	DOI-FS	0	0
	DHS-FPS	0	ŧ
		070	876
	USAO	876	1
	USAO BIA	0	
	BIA GSA-PBS	0	0
	BIA GSA-PBS Probation	0	0
	BIA GSA-PBS	0	0 0 0
	BIA GSA-PBS Probation	0 0 0	0 0 0 0
	BIA GSA-PBS Probation DOT - Fed. RR Adm	0 0 0 0	0 0 0 0
	BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG	0 0 0 0	0 0 0 0 0
	BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE	0 0 0 0	0 0 0 0 0 0
	BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE DHS-TSA	0 0 0 0 0 0	000000000000000000000000000000000000000
	BIA GSA-PBS Probation DOT - Fed. RR Adm ID - Office IG USA - COE DHS-TSA Interior Office H&A	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0

Table D - Proposed Stacking Plan

GSA No. PR20040830039

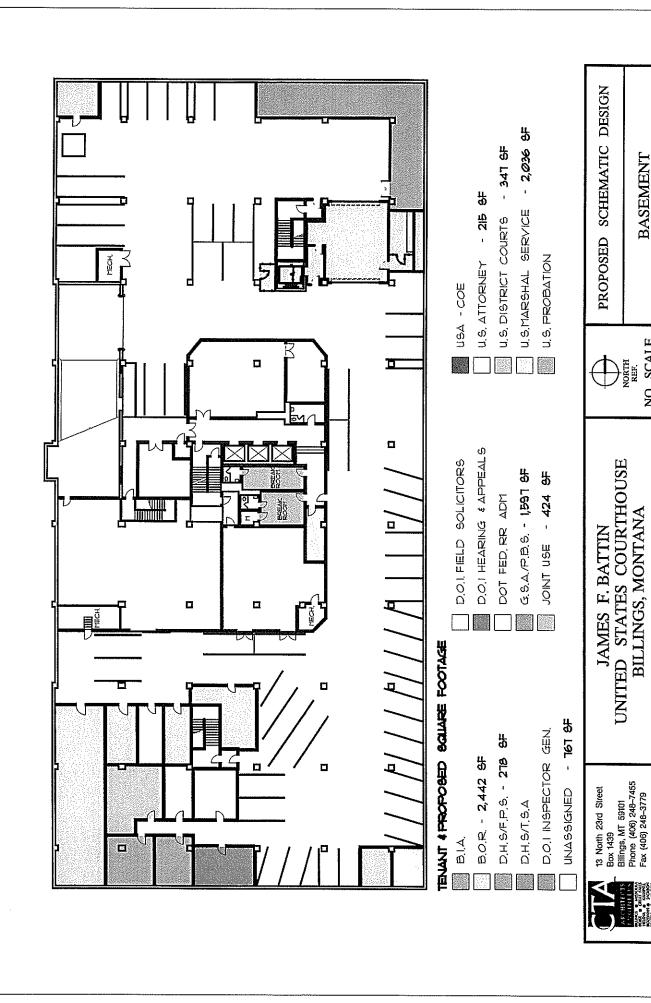
#### **U.S. District Courts Design Considerations**

The proposed areas for the U.S. District Courts are "neutral," with no net increase in area, as required by the moratorium. The USDC Planning Document indicated an "existing operational space shortage of 7,683 USF" that *is not* addressed in this plan. The Design represents the USDC desire to maintain all of their space on the 5th floor.

Secure corridors for Prisoner and Judicial movement separated from the public circulation as well as adjacency to the USMS holding areas and access to the basement Sallyport all need to be considered in the final design of the USDC and the U.S. Marshals spaces.

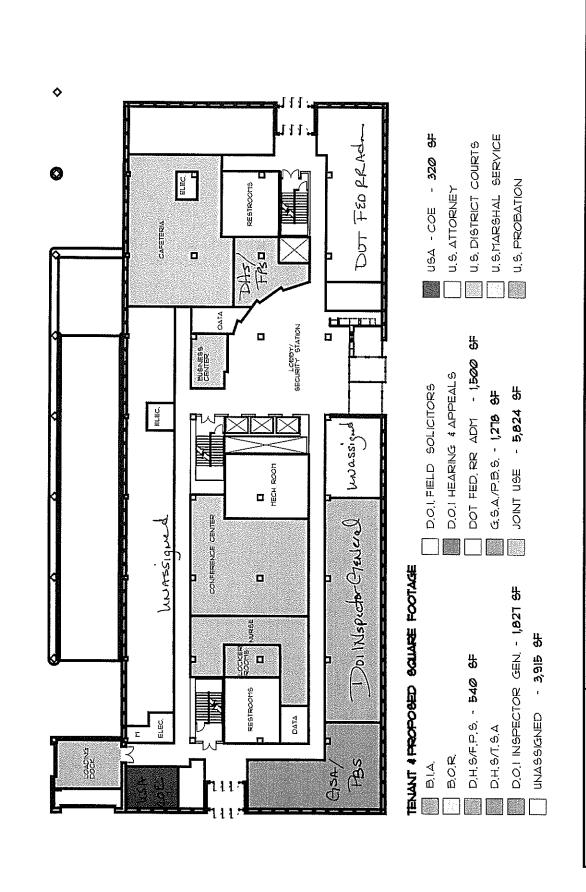
## U.S. Marshals Service Design Consideration

The additional holding facilities proposed need to consider access to the proposed Prisoner Elevator that would connect the basement Sally Port to the 5th floor. As indicated for the USDC secure circulation corridors need to be included and will likely add to the useable area and cost for the USMS Tenant Improvement Costs.



BASEMENT

NO SCALE



JAMES F. BATTIN
UNITED STATES COURTHOUSE
BILLINGS, MONTANA
NO SCALE

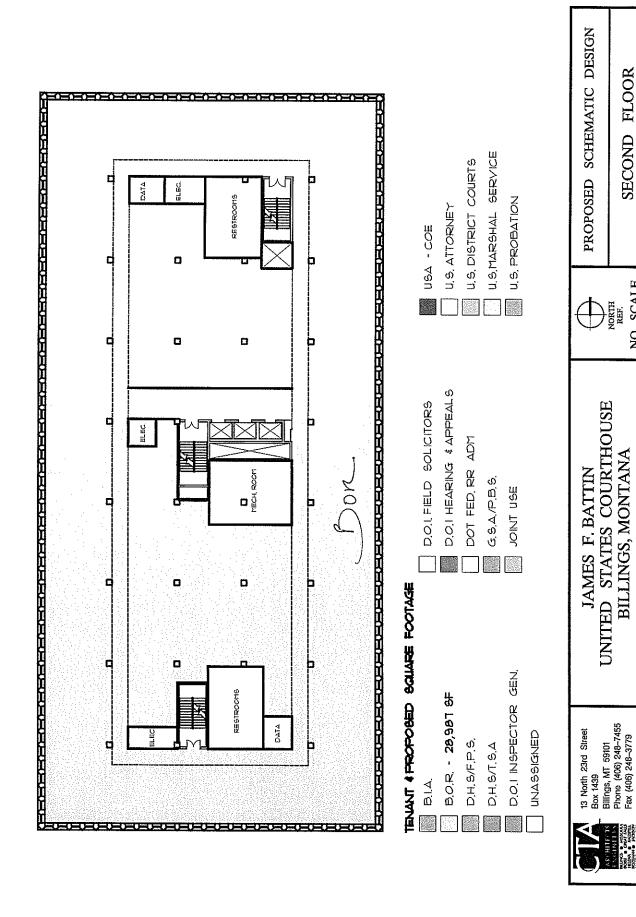
Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779

13 North 23rd Street

Box 1439

PROPOSED SCHEMATIC DESIGN

FIRST FLOOR

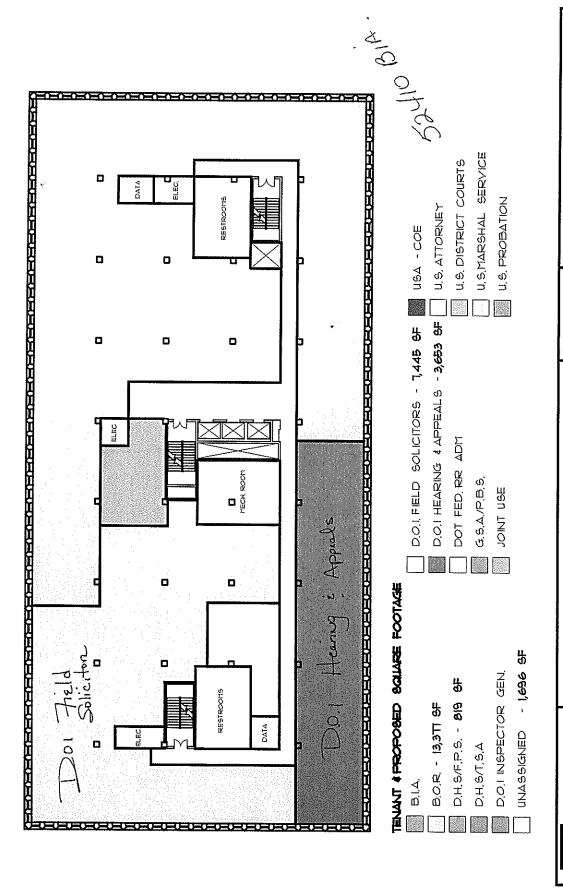


SECOND FLOOR

NO SCALE

UNITED STATES COURTHOUSE

BILLINGS, MONTANA



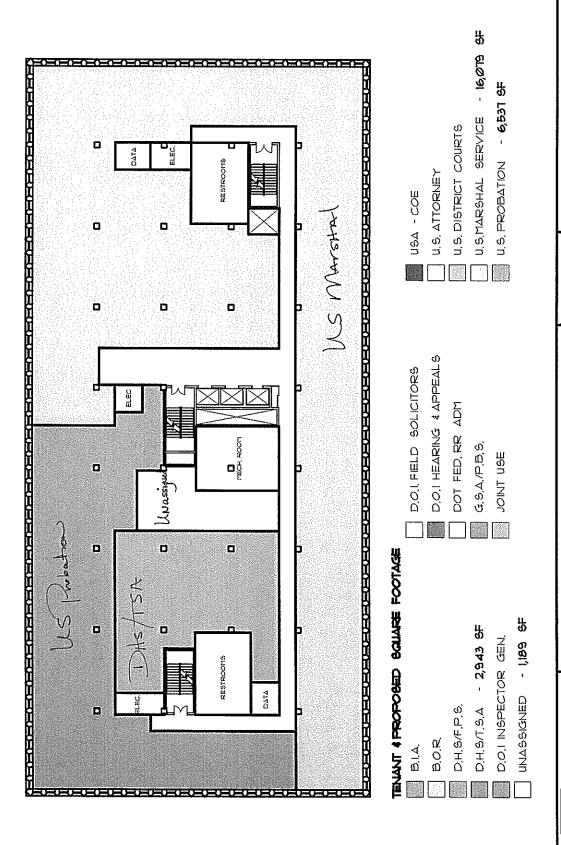
UNITED STATES COURTHOUSE BILLINGS, MONTANA JAMES F. BATTIN

PROPOSED SCHEMATIC DESIGN

THIRD FLOOR

NO SCALE

13 North 23rd Street Box 1439 Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779



UNITED STATES COURTHOUSE BILLINGS, MONTANA

PROPOSED SCHEMATIC DESIGN

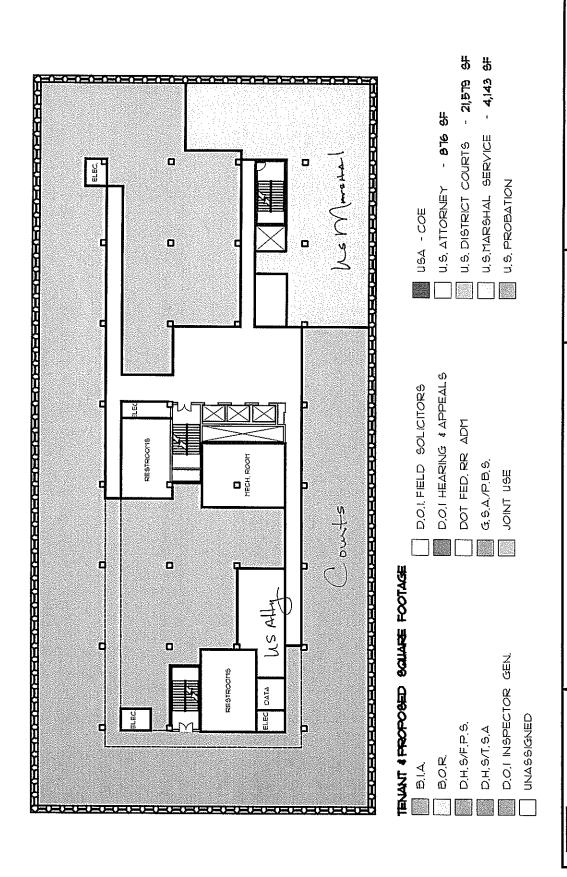
FOURTH FLOOR

NO SCALE

13 North 23rd Street

Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779 Box 1439

JAMES F. BATTIN



JAMES F. BATTIN UNITED STATES COURTHOUSE BILLINGS, MONTANA

PROPOSED SCHEMATIC DESIGN

FIFTH FLOOR

NO SCALE

13 North 23rd Street
Box 1439
Ax outliers
I NORTH 1 Y

1 NORTH 1 Y

1

## COSTS, JUSTIFICATIONS AND BUDGET ANALYSIS

#### **GENERAL / INTRODUCTION**

**Option 3** - GSA developed costs to move out of the building to leased space using approved cost estimating tools and recent project experience. The costs were translated into Tenant specific lease information discussed below.

**Option 4** - The Major Renovation Project Costs are organized into two (2) specific cost categories: Building Shell Costs and Tenant Costs. The Building Shell includes the major "Work Items" identified for the project along with any reconstruction of the basic core building elements considered "Shell" (public corridors / lobbies, heating and cooling systems, public restrooms and the finished ceilings and exterior walls). The Tenant Costs are the costs associated with construction of the "Tenant Improvements" (walls, finishes, and special requirements) identified by the Agencies as needed for their specified functions. Tenant Relocation Costs were also developed to help the Tenant Agencies' budget costs associated with the need to move the Agencies out of the building during the major renovation.

Cost information used in the estimates was based on cost information from recent GSA projects in Region 8 - Mountain Plains. These include projects in Billings, Montana for the U.S. Marshals Service Interior Space Remodel; Casper, Wyoming for Tenant Alterations Project (DEA, OSM DHS-INS, U.S. Attorney, SSA), and Cheyenne, Wyoming the Tenant Alteration Project for the U.S. Attorney. This Project specific information along with R.S. Means and information from local suppliers were put into a GSA "Uniformat Level 3" and entered into the GSA provided workbook designed for "Prospective" level projects. There are four (4) Project Summary Cost Worksheets presented in this Section.

The first cost worksheet is the "Project Cost Summary" sheet on page 25. This presents the total project cost (shell and tenant improvements combined, Tenant Relocation Costs were not considered part of the "Total Project Cost"). This worksheet summarizes all project costs and itemizes them into the "Uniformat System Elements" and cost per gross square foot using the building's gross area.

The second worksheet is the "Shell Cost Summary" sheet on page 26. This presents the cost for the "Shell Only." As discussed above this would include the major "Work Items." This worksheet itemizes the costs into the "Uniformat System Elements" and cost to gross square foot using the building's gross area. Detail Tenant Cost Summary sheets using the "Uniformat System Elements" are included in Appendix 3 of the Study.

The third worksheet is the "Tenant Cost Summary" sheet on page 27. This presents the total estimated cost for the "Tenant Improvements Only" for each Tenant proposed for occupancy in the building (the Tenant Relocation Costs were not considered part of the "Project Cost" and are not included in these totals). As discussed above these costs are for construction of the final Tenant build-out within the renovated building. This worksheet also includes the proposed Tenant useable floor areas along with cost per useable square foot. Detail Tenant Cost Summary sheets using the "Uniformat System Elements" and other sheets with any space allocation assumptions are included in Appendix 3.

The fourth worksheet is the "**Tenant Relocation Cost Summary**" sheet on page 28. This presents the total estimated cost for "Tenant Relocation" for each Tenant proposed for occupancy in the building. These costs are for moving the furniture and systems (computer/data/phones) that the Tenants have. The largest cost for existing building Tenants is

the cost of "Swing Space" (temporary housing). Again Tenant Relocation Costs are not considered part of the "Project Cost" but these have been estimated to help the Tenant's budget for these impacts on their operations during the major renovation of the building. This worksheet also includes the proposed Tenant "Relatable Floor Areas." The Detailed "Tenant Relocation Cost" worksheets for each Tenant are included in Appendix 3.

#### **JUSTIFICATIONS - SHELL COMPONENTS**

This Major Renovation Project was triggered by the need to address the Asbestos Containing Materials (ACM) that has deteriorated to the point where the U.S. Public Health Study recommended that GSA consider a Total Abatement Project as soon as possible. This, in addition to the need to upgrade most of the 40 year-old building's systems, compromises the several "Work Items" identified in the proposed scope of the Project. Exterior Work Items include only minor impacts, likely not noticeable. They would include reconfiguring of the entrance doors, cleaning of the exterior skin, enlargement of the building setback with new paving, and an enlargement of the roof penthouse

Justification for the Project Work Items and their impact on the building's shell follows. Also, note that Appendix 1 includes recommendations that are more detailed for all of the Work Items and Appendix 3 has a summary cost for each of the Work Items listed after the Shell Summary Sheet.

#### Lobby Renovation and Security Screening Station - Work Item 1

Redesign of the main entrance lobby to include a proper security screen station, stacking space for public at the screening station and separating the secure entrance and exits to and from the building should be included in a design for the lobby. The existing swinging exit doors do not meet building or ADA requirements. In addition, accommodations in the lobby design should include the Art Panels. The estimate addresses these with expansion of the entrance lobby and new automatic entrance doors, a built-in security screen station, and a segmented display to highlight the art panels. New decorative flooring and ceilings are also included. These are all reflected in a "First Impressions" project that was designed but not constructed for this space. See Appendix 5.

The recommendations are for the renovation project to incorporate all the elements of the First Impressions Project designed for the renovation of the lobby.

#### Shell Reconstruction, Secondary Lobbies and Corridors - Work Item 2

Since all of the interior finishes and walls would be removed to access the ACM abatement these elements would need to be replaced. This would include constructing new corridor and Elevator Lobby walls that would extend slab to slab. New flooring, ceilings, and lighting would be installed in the corridors and lobbies. Costs for power outlets and reconnecting equipment are also included. The reconstruction of the shell would include new finishes and match the configuration of the existing lobbies and corridors.

#### Renovate Bathrooms - Work Item 3

In addition to the need to remove all of the walls to allow access to the ACM materials for abatement, the restrooms have 40-year-old fixtures, trim, and piping. The fixtures, trim and

piping are in poor condition and some nonfunctional. These restrooms are also not ADA accessible, with doors that are too narrow and stalls that are too small. Most of the finishes would be removed with the walls and or damaged with any major renovation. Renovation would allow for new finishes, updated and energy efficient fixtures and trim as well as an opportunity to correct the layout for ADA accessibility. Note the piping replacement is addressed in a separate Work Item.

There might be opportunities to reuse some fixtures but the cost to retrofit, store, clean and reinstall is the same as new fixtures. Total replacement and renovation of the restrooms is the recommendation of this Study.

#### Shell Reconstruction - Work Item 4

Since all of the interior finishes and walls would be removed to access the ACM abatement the open Tenant lease would need reconstruction of the Shell Systems to include new ceilings, lighting and HVAC. A standard 24 by 48 inch ceiling grid and panel system should be used in place of the custom 24 by 60 inch system.

Work Items 5,6 & 7 - Tenant Improvement Costs (described later in the study)

#### Asbestos Abatement - Work Item 8

The critical element of this work is to remove the deteriorating sprayed on fireproofing that is exposed to the return air system, and the occupied spaces through open return air registers, thereby eliminating a health hazard to the building occupants. Recent renovation projects have expended great efforts and cost to control this hazard but it is becoming increasingly more difficult. Generally, containments are constructed, as part of the renovation projects, to isolate the renovation area from the occupied spaces. Construction of the containments requires that for a time the ACM materials be worked on, in a controlled manner, while still exposed to the occupied spaces. In addition, vibrations from work inside of the containments can transmit through the structure possibly causing ACM to dislodge and contaminate occupied spaces. This could also occur if building occupants did something to cause a similar vibration, such as furniture moving or dropping a large piece or box, causing vibrations into the floor and then through the structure. Also the ceiling tiles and ACM contaminated dust from 40 years has accumulated on the ceilings and all of the piping and ductwork pose a similar hazard from vibrations.

The scope proposed for the ACM abatement requires that all of the basic shell components, including ceilings, walls and the interior of the exterior wall panel finish system, be removed to allow access to the sprayed on fireproofing. The only remaining building shell elements not affected would be the stair and elevator enclosures. These remaining elements would be cleaned in place. The ACM flooring and any insulation would also be removed with this effort in order to deal with all of the ACM materials in a single project.

Other impacts would include the removal of all of the building's supply and return ductwork used by the existing fan systems to supply heating and cooling air to the occupied spaces. These elements have over spray of the fireproofing and are contaminated in the inside by dust buildup over the life of the building. Recent abatement efforts have found that the ductwork is difficult to clean and requires that the ducts be disassembled to clean the inside. Replacement is recommended to minimize cost for the abatement scope and allow for more efficient design for

the replacement systems. Note that there is a separate ducted air type system at the perimeter of the building that is served from under the floor included in this recommendation. The perimeter system would be replaced with a more efficient hot water system.

Any abatement project would cost less and be completed faster if the building were unoccupied. This is the recommended approach to abatement of this building.

#### Clean and Seal Exterior Wall Panels - Work Item 9

Removal and replacement of the sealant joints around all of the concrete panels and windows is identified as needed. With this effort, power washing the exterior concrete panels is also recommended.

It was noted during a recent abatement project that exterior wall was leaking air, which made it difficult to maintain the negative pressure required. If the seal project can be completed prior to start of the abatement, there should be no need to install a special exterior membrane for the containment. The abatement estimate assumes this would happen.

The recommendation is for a sealant project to be scheduled prior to the start of abatement to include new sealant in all exterior joints.

#### Air Handling Equipment and Ducting - Work Item 10

The 40 year-old air handling equipment is in need of replacement. The ductwork as discussed in the Asbestos Abatement Work Item would also be replaced and redesigned to fit a new VAV system that would be more energy efficient. The 50% draft of the Study looked at two (2) options; replace with like equipment; and the preferred option to change to a centralized system. Costs for the options were almost the same but the central system offered several advantages. The current system requires a large mechanical room on each floor that can be reduced by almost 1,000 SF with a centralized system. This offers an additional 5,000 SF of useable space and improves the building's rental factor. Getting new units into the building and the mechanical rooms would be a big challenge with the replacement system option as well. The estimate reflects that the existing equipment would be cleaned of ACM in place then later removed by the HVAC contractor during the renovation. The new system would utilize the same central airshaft to access each floor. The new roof top unit would be custom designed to look like a penthouse extension and match the existing building rooftop structures. The existing cooling equipment would remain and be used with the system. Each floor would have multiple VAV zones that would meet GSA requirements. The perimeter exterior zone would be replaced with a hot water radiant system unit to fit under each window and built into the wall (similar to existing) and with no impact on the finished space.

The estimate reflects the custom rooftop unit, new ductwork, digital controls, duct run-outs to VAV boxes at several zones on each floor along with supply and return registers and all the piping and valves needed. New boilers mounted in the 5th floor mechanical room are also in the estimate.

The recommendation is for a new rooftop centralized heating and cooling system, a hot water perimeter heating system, new hot water boilers and replacement of the ventilation fans as discussed in the Appendix.

GSA No. PR20040830039

## Seismic Upgrades and Structural Modifications - Work Item 11

A separate study identified minor modifications needed for the building's structural system to address seismic concerns. The costs reflect adding the needed modifications to the column beam connections at the shade canopies over all three (3) of the entrances, including replacement of non-code compliant glass on the northwest corner of the 1st floor.

The recommendation is that structural connection changes be included in the project.

#### Roof Replacement - Work Item 12

It was found that the existing built-up roof assembly was in good condition. The budget should address as a minimum a patch and repair of the roof system and assume that about 10% would need to have removal and replacement of wet or damaged insulation and membrane.

The recommendation is for a "Patch and Repair" of the roofing membrane at the completion of the major roof construction activity.

## Technology Infrastructure - Work Item 13

Along with the major demolition in the Abatement Project, all of the voice data wiring and the termination closets would be removed to allow unencumbered access to the ACM. It was also noted that the main switch equipment would be outdated. Some of the programming functions are already not supported any longer; requirements for data closets have also changed and require more room and special cooling. New data rooms could also house Tenant switch equipment, for smaller Tenants, which could reduce costs of duplicating these spaces in the Tenant areas. Tenants have also expressed interest in access to Fiber Optic connections and roof access to satellite dishes located on the roof. Costs for backbone elements to accommodate these are included in the cost estimate. Elimination of in-floor wiring that is difficult to access and modify is also recommended.

The recommendation for the renovation includes new infrastructure elements be provided to include fiber and conduit access to the roof. A new main switch for the building should also be included in the project budget.

#### 24-Hour Cooling Loop - Work Item 14

There is a need for dedicated cooling for the several computer and data rooms located in the building. Some of these require separate rooftop units. The installation of a centralized system that all of the Tenants could tap into would reduce the duplication of needed cooling systems. A central loop and unit would be energy efficient and reduce maintenance needs. The proposed cost is for the rooftop units and piping looped to each floor and "T's" available to the Tenants. Tenant cooling units and the needed connections would be in the Tenant Improvement Costs.

This study recommends installing a centralized cooling loop for computer and data cooling needs.

#### Replace Main Switch Gear - Work Item 15

The main electrical equipment including the switches, power feeders, and transformers are obsolete and spare parts are not available. In addition, many of the supply panels on the floors are overloaded and unbalanced due to changes in technology since the building was constructed. Much of the supply wiring to the outlets is inaccessible in the floor structure and

when the walls are removed for the ACM abatement, the wiring cannot be re-used. One of the three oil filled Main Service Transformers failed and needs to be replaced. The estimate addresses total replacement of the electrical service from the main service (Power Company feed into the building) to the subspaces located on each floor. Power feeds to the Tenants would be addressed in the Tenant Improvement Cost estimates.

The recommendation is for replacement of the main electrical service equipment and feeders to each floor.

#### Joint Use Locker Rooms - Work Item 16

The addition of locker rooms with a shower and dressing area were discussed and received favorable support from most of the building Tenants. In addition, this component results in points toward LEED Silver Certification. A single locker room with a single separate shower for men and women is recommended. The design and location should try to consolidate these with the new restrooms for shared access and plumbing. This would minimize cost for plumbing.

## Plumbing Piping Replacement - Work Item 17

The 40 year-old piping has been identified as needing replacement. There is a project currently underway in the building to replace waste piping in the area of the cafeteria that has leaked for several years. It is very likely that most of the water, waste, and roof drainage piping is corroded with age. The abatement project would clean the piping in place and work around it. With all of the finishes removed, this would be the opportune time to replace this piping to ensure an additional 40 years of use. Costs reflect total replacement of the water, waste, and roof drainage piping and associated valves, pumps and fittings.

The recommendation is to totally replace the water, waste, and roof drainage piping systems.

## Fire Sprinklers and Fire Alarm Systems - Work Item 18

Only the basement has automatic fire sprinklers. The proposal would be to expand this to all of the floors. This offers advantages by code for eliminating fire rated corridors and fire dampers in rated corridor walls and offers safety to the occupants. The fire alarm system is in need of upgrading and has all of it's wiring mounted in the corridor walls. The wiring and devices would be removed to allow for the ACM abatement. The cost reflects a new Automatic Fire Sprinkler System (FSS) on all floors as well as replacement of the basement piping. Also included is a fire pump and emergency generator for the FSS. Also included is a new "addressable" fire alarm system.

The recommendation is for new Automatic Fire Sprinkler and Fire Alarm Systems.

#### Work Item 19 - Not Used

#### Water Infiltration and Sump Pumps - Work Item 20

Water problems, from underground water, in the subbasement and old and nonfunctional sump pumps were identified to be replaced with the project. Along with the pump replacement, additional drainage piping and pumps are included to control the problem

The recommendation is for replacement of pumps and design for additional drainage piping and pumps to address the subbasement water problems.

#### Work Items 21 & 22 - Not Used

#### **Energy Conservation - Work Item 23**

The building modeling identified several opportunities to provide upgrades. Most would be included with replacement of the Air Handling equipment and reconstruction of the shell lighting. Included in the estimate with this Work Item is replacement of the exterior windows. The window replacement would be to replace the removable unit with a new energy efficient unit. The base frame in the concrete panel would remain. Installation of a heat recovery system in the basement ventilation fan system is also included.

The recommendation is to include new exterior windows and a heat recovery system in the project.

## Blast Mitigation and Security Infrastructure - Work 24

Protection for the exterior windows is included in the item. This would add special film to the glass and anchor it to the frames with special sealant. The minimal setbacks are considered in this option. The assumption would be to eliminate the parking lane on the three (3) streets surrounding the building and extend the concrete walks as a plaza. ADA site access elements would be included as well as barriers and landscaping. This would need to be reviewed and approved by the City of Billings. Minor infrastructure in the form of conduits would need to be provided to reinstall security devices and cameras.

The recommendation is to include blast film to windows and design and plaza type extension to eliminate the parking lane at the street frontage.

#### Structural Modifications to Prevent Progressive Collapse - Work Item 26

A separate study identified minor modifications needed for the building's structural system to address seismic concerns. The costs reflect adding the needed modifications to the column to beam connections. With all interior finishes removed in the ACM abatement project these connections can be made with minimal cost impact.

The recommendation is that structural connection changes be included in the project.

#### LEED Silver Certification - Work Item 26

Most of the cost of this effort is in the design, commissioning, and certification processes. These costs would be in a separate budget. The energy conservation items within the Work Items all contribute to the certification.

The project can and should be designed to meet a LEED Silver Certification.

### ADA Upgrades - Work Item 27

ADA upgrades for site access, building entrances, public and private restrooms and all accesses to the building would be included in all of the Work Items as well as in the Tenant Improvements proposed in the building. Most are described in other work items.

GSA and the Building Designer are bound by codes and policies in place to make the building ADA accessible.

#### Work Item 28 - Not Used

#### JUSTIFICATIONS - TENANT IMPROVEMENTS

The Tenant improvement estimates reflect reconstructing the existing spaces for the existing Tenants "as-is" with the exception of the U.S. Marshals Service suite. For the new back-fill Tenants assumptions were used for the types of spaces assumed to be in the suites. When actual space requirements are submitted these estimates should be revised. Detailed costs and a list of the assumed space breakdowns are included in Appendix 3 after each Tenant Cost Summary Sheet. Below is a brief discussion of some of the assumptions for some of the Tenant spaces.

#### **U.S. District Courts Suite**

Direction was that the USDC Tenants would remain "rent neutral" which is assumed to mean no change to the level of finishes or the size of the spaces. The estimates reflect upgraded finishes for the Courtrooms and Chambers as observed on a tour of the existing spaces.

Not addressed was the raised floor in the main Courtroom. It is assumed that this was done to allow for the technology infrastructure so it would not need to deal with the asbestos problem in the building. ADA access to the jury box and witness stand could be done with ramps in the space.

Infrastructure requirements for technology in all three (3) courtrooms were included in the estimate.

Not addressed are needs for secure access to the secondary courtrooms for prisoner and Judge circulation as required in the Courts Design Guide. In addition, no additional space as identified in the long-range space plan for the USDC was included.

#### U.S. Marshals Service Suite

The study assumes that the three (3) current project elements designed for the building will be put on hold and included with the Major Renovation Project. These include the Basement Sallyport, Renovation to the 5th floor USMS Suite/Holding Area and the prisoner elevator proposed for access from basement to 5th floor. Costs for these projects have been included in the study.

The additional space requested was estimated using costs from the bid's and unit costs developed for the spaces requested. Most of the space was administrative with the addition of some prisoner holding cell elements and fitness rooms.

Not addressed are needs for secure access to the secondary courtrooms for prisoner and Judge circulation as required in the USMS Design Guide. This requirement would add to the usable space requirements and the cost. The actual design for these access corridors will be in the next phase of the Project. Limitations imposed by the USDC, to stay on the 5th floor and not have any additional floor area, limit options when considering this requirement for secure circulation. The potential for an additional limited run elevator was also raised but it was determined not to include it in the study at this phase.

The costs include upgraded finishes for the administrative offices as indicated in the USMS Design Guide.

GSA No. PR20040830039

#### **Bureau of Reclamation**

The study assumes that the main computer room would require new raised computer access floor. This space would also include a new 10 ton-cooling unit connected to the proposed 24 hour cooling loop. The existing roof top equipment would be removed.

The administrative offices would include upgraded finishes as existed on our site tour. The additional enclosed office spaces were included to reflect the information discussed in the Tenant interviews.

#### Department of Interior - Field Solicitor

The study assumes that the library space would require the addition of structural support in its new location. The additional space requirements as indicated in the Tenant interviews and the follow-up letter with comments have also been included in the costs.

## Department of Homeland Security - Federal Protective Service

The study assumes that the existing two (2) separate spaces would remain. The administrative space "as-is" and the security space with the building-monitoring panel "as-is."

## U.S. Attorney - Unmanned Spaces

The study assumes these spaces would remain "as-is" with two (2) separate spaces.

See the Appendix 3 cost detail sheets for the assumptions made for all of the other Tenant spaces. These include the number of separate offices and conference rooms as well as storage space.

#### Joint Use - Locker Rooms - Work Item 16

The addition of locker rooms with a shower and dressing area were discussed and received favorable support from most of the building Tenants. In addition, this component results in points toward LEED Silver Certification. A single locker room with a single separate shower for men and women is recommended. The design and location should try to consolidate these with the new restrooms for shared access and plumbing. This would minimize cost for plumbing.

#### Joint Use - Business Service Center

The building currently has a snack bar that sells newspapers, magazines, candy, and sodas. The understanding is that this snack bar would not be included in the renovation of the building. The Business Center would be a space to locate vending machines for soda and candy when the cafeteria is closed. A space would be provided for newspaper vending and stamps so these would not be in the lobby or at the entrance to the building. Space for postage vending machines as well as drop boxes for express mail would also be made in this space. The space should be on the main floor and accessible from the main lobby.

Recommendation is for a room to accommodate the vending and a small work area to be located adjacent to the main floor lobby for access by all Tenants to be included in the renovation project.

## Joint Use - Conferencing Center

The building currently includes two (2) conference rooms with a shared kitchenette. Both of the rooms are now occupied as a swing space for Tenants during renovations in the building. The larger of the two spaces in not efficient and wastes a large amount of area.

The recommendation is include three (3) conference rooms and the common kitchenette. The center should be located for access by all Tenants.

#### Joint Use - Cafeteria

The existing building has a cafeteria on the 3rd floor, most if not all of the building Tenants have expressed interest in maintaining this space in the building. Again, with the abatement, all of the walls and finishes would need to be removed to allow for total abatement. The kitchen equipment is in poor to nonfunctional condition and in some instances (kitchen hood) not in compliance with safety codes. With the major renovation, the opportunity exists to relocate the cafeteria to allow for better space utilization and access to the public and building occupants. The proposal is to move it to the ground floor and possibly include an outdoor area that could be utilized by smokers. Replacement of all of the kitchen equipment and new finishes to meet codes is included in the costs.

Relocation of the cafeteria with new equipment to the 1st floor is recommended in this Study.

#### JUSTIFICATIONS - TENANT RELOCATION COSTS

The Tenant Relocation Costs scope items listed on the worksheets reflect typical costs associated with Tenant relocations. The existing building Tenants have costs for both the "First Activity" (move out of the building) and the "Second Activity" (move back into the building). Back fill Tenants have only the "Second Activity." The "Cost Descriptions" are described as follows.

**Space Planning Costs:** This addresses the Preliminary design fee for schematic space planning to confirm location within the building or on the floor and if the space will accommodate the scope of the Tenants' needs. It should also identify scope items with layouts of elements needed to direct the final design for bid documents. Does not include bid or construction documents of the Tenant Improvements.

Planning costs for the USDC and USMS were based on the complexity of the space needs. The other Tenants were based on overall floor areas, with larger spaces requiring more work.

**Moving Costs (Both Ways):** The cost associated with moving of furniture. The costs in the worksheets were estimated based on the number of workstations to be moved. The number assumed would be the number of staff or personnel identified in the stacking plan provided by GSA. A local mover that has been involved with recent Tenant agency moves for GSA was contacted. They indicated that a budget cost of \$1,000 should be used to disassemble, move then reassemble an average workstation. An added cost of \$4,000 would cover a legal library with bookshelves.

**Telecommunications:** Costs for planning and moving of the voice data equipment and devices. New wiring is required on the return move since all of the existing wire will be removed with the ACM abatement work. It is assumed that all Tenants have their own switch and equipment. A minimum cost of \$500 was established for a typical small Tenant. Other Tenants

were evaluated based on the understanding of the complexity and number of staff. Recent moving of a 250 person Design Professional office that connected with eight (8) branch offices and associated computer and voice data systems was used for cost comparison.

**Special Equipment:** Costs associated with special computer and security or high volume printing equipment that will require special planning and handling. Examples are as follows; USDC technology (Video and recording equipment, DHS - Building security panel, BOR - Main Computer System, USMS - Security Console).

**Leased Space Costs:** Costs associated with temporary "Swing Space" and includes total lease cost for a three (3) year temporary space along with Tenant Improvement Allowances for needed improvements in the temporary space. GSA provided these costs.

Current average office rental rates in Billings, Montana range from \$11.25/rsf to \$13.00/rsf. These rates will vary depending on building class, location, and amount of build-out and size of space. Some examples of current space on the market: (1) The Wells Fargo Bank Building in downtown Billings is a Class B - building and currently has approximately 40,000 square feet of vacant space. This space is "raw" and they are quoting \$11.25/rsf "as is." (2) There are two floors vacant at 1500 Poly (not in the CBD). This is also a Class C+/B- building and has 22,000 square feet available. The asking rate is \$12.00 - \$13.00/rsf, depending on amount of build out requested.

Based on this information, we used a starting rate of \$12.00/rsf today and escalated that at 3% per year to get to a rental rate of \$13.11. The swing space occupancy date is assumed to be April 2006. Tenant improvements are based on each Agency's current tier level and amortizing the total amount at 7.285% over a three-year term. The amortization rate is the standard rate used in the Occupancy Agreement tool. The table below summarizes lease information used in the Tenant Relocation Costs Worksheets.

		Usable		Rentable			General	Custom	
Agency	Tier Level	Square Feet	CAF	Square Feet	Rate/RSF*	Total TI \$	Tl Allowance	Ti Allowance	Total
U.S. Courts	6	21,922	1.15	25,210	\$13.11	\$1,052,424,36	\$9.71	\$5.82	\$28.65
Bureau of Reclamation	2	44,806	1.15	51,527	\$13.11	\$1,613,274.08	\$9.71	\$1.94	\$24.76
ID Office of Solicitor	3	3,783	1.15	4,350	\$13.11	\$147,560.61	\$9.71	\$2.91	\$25.73
U.S. Marshals Service	4	3,252	1.15	3,740	\$13.11	\$136,605.85	\$9.71	\$3.88	\$26.70
U.S. Attorneys	2	1,091	1.15	1,255	\$13.11	\$39,282,28	\$9.71	\$1.94	\$24.76
DHS/Federal Protective Service	2	1,637	1.15	1,883	\$13.11	\$58,941.43	\$9.71	\$1.94	\$24.76
GSA/PBS Field Office	1	648	1.15	745	\$13.11	\$21,387.42	\$9.71	\$0.97	\$23.79
Health Unit **	3	847	1.15	974	\$12.22	\$33,038.29	\$9.71	\$2.91	\$24.84

<sup>\*\$12.00/</sup>rsf x 3% per year

#### Tenant Relocation Costs - Lease Rates

Note: The balance of the Tenant Relocation Cost Description items did not apply or could not be determined at this phase of the project.

#### **BUDGET ANALYSIS**

**Option 3** - Dispose of the Building: Several other scenarios were run with different amortization periods and each resulted in this option becoming a capital lease. A capital lease requires the

<sup>\*\*</sup>Jameson Building Rate

costs for the entire lease term to be funded in a lump sum at the beginning of the lease. For this project, this would be over \$100 million. This would be very difficult to get appropriated. In order to bring the lease score to an operate lease, the agencies would have to buy down the lease by a considerable amount. Below is a table that itemizes assumptions and the Lease Costs for each Tenant:

	Proposed		Τi		Suplus		Security	Total
	Rentable Sq.	TI's including	amortization	Shell	Land for	Operating	Enhanc	Lease
Tenants	Ft. '	design and M&I	prsf lessor	Rate	setbacks	Rent	éments	Cost
BOR	59,899	\$1,604,631	\$4.25	\$13.00	\$0.30	\$5.60	\$2.90	\$26.05
USDC	29,061	\$4,615,830	\$25.19	\$13.00	\$0.30	\$5.60	\$2.90	\$46.99
ID Off of Solicitor	9,868	\$317,087	\$5.10	\$13.00	\$0.30	\$5.60	\$2.90	\$26.90
Marshals	29,501	\$5,105,858	\$27.45	\$13.00	\$0.30	\$5.60	\$2.90	\$49.25
US Attorney	1,446	\$44,180	\$4.85	\$13.00	\$0.30	\$5.60	\$2.90	\$26.65
DHS	2,170	\$55,621	\$4.06	\$13.00	\$0.30	\$5.60	\$2.90	\$25.86
PBS	3,811	\$63,458	\$2.64	\$13.00	\$0.30	\$5.60	\$2.90	\$24.44
Joint Use space	7,396	\$839,118	\$17.99	\$13.00	\$0.30	\$5.60	\$2.90	\$39.79
probation	8,664	\$437,793	\$8.01	\$13.00	\$0.30	\$5.60	\$2.90	\$29.81
Office of the IG	2,422	\$97,419	\$6.38	\$13.00	\$0.30	\$5.60	\$2.90	\$28.18
COE	424	\$21,089	\$7.89	\$13.00	\$0.30	\$5.60	\$2.90	\$29.69
DOT-RR	1,988	\$80,546	\$6.43	\$13.00	\$0.30	\$5.60	\$2.90	\$28.23
Hearing and appeals	4,842	\$173,359	\$5.68	\$13.00	\$0.30	\$5.60	\$2.90	\$27.48
DHS - TSA	3,900	\$137,159	\$5.58	\$13.00	\$0.30	\$5.60	\$2.90	\$27.38

Option 3 - Proposed Lease Rates

**Option 4** - Renovate the Building: The base understanding for the project budget is that the Major Renovation of the Building would occur with the building unoccupied. All of the existing Tenants would move out of the building to leased space. This eliminates hazards to occupants and for the construction to proceed in a systematic process. Other assumptions include the termination of existing construction projects for the USMS. Changes to these assumptions have both cost and schedule impacts on the budget.

	Proposed				***	Total
	Rentable Sq.	TI's including	TI amortization	Net ROI	Joint	Rental
Tenants	Ft.	design and M&I	prsf	Rate	Use	Cost
BOR	59,899	\$1,604,631	\$3.67	\$20.47	\$1.59	\$25.73
USDC	29,061	\$4,615,830	\$16.87	\$20.47	\$1.59	\$38.93
ID Off of Solicitor	9,868	\$317,087	\$4.40	\$20.47	\$1.59	\$26.46
Marshals	29,501	\$5,105,858	\$18.38	\$20.47	\$1.59	\$40.44
US Attorney	1,446	\$44,180	\$4.18	\$20.47	\$1.59	\$26.24
DHS	2,170	\$55,621	\$3.51	\$20.47	\$1.59	\$25.57
PBS	3,811	\$63,458	\$2.28	\$20.47	\$1.59	\$24.34
Joint Use space	7,396	\$839,118	\$15.53	\$20.47	\$1.59	\$37.59
probation	8,664	\$437,793	\$6.92	\$20.47	\$1.59	\$28.98
Office of the IG	2,422	\$97,419	\$5.51	\$20.47	\$1.59	\$27.57
COE	424	\$21,089	\$6.81	\$20.47	\$1.59	\$28.87
DOT-RR	1,988	\$80,546	\$5.55	\$20.47	\$1.59	\$27.61
Hearing and appeals	4,842	\$173,359	\$4.90	\$20.47	\$1.59	\$26.96
DHS - TSA	3,900	\$137,159	\$4.81	\$20.47	\$1.59	\$26.87

Option 4 - Renovation Rental Rates

General Note: TI costs for the options are the same. The amortization rate and interest rate are different for the different options. The amortization schedule, and as a result interest rate, are different. For lease space, GSA would use 10 years for amortization of the TI's, for the Battin Federal Building/Courthouse (Option 4) they used 15 years to help reduce the overall cost...

GSA No. PR20040830039

#### OTHER POTENTIAL BUDGET IMPACTS

Coordination between the Asbestos Abatement Scope and general building design is very important to eliminate change orders caused by these two very different construction efforts. Clear scope of work and programming information from each of the building Tenants would also help minimize impacts on the costs for Tenant space construction. General bidding by qualified contractors in competitive bids are also required for cost control.

The 50% draft looked at the possibility of the USDC and the USMS remaining in the building and construction accommodating this occupancy. It was thought that since they were located on the upper floor, potential impacts could be minimized. The remainder of the Tenants would move out. This approach would require that temporary electrical, heating and other systems to allow for the major ACM Abetment. Clean and safe access tunnels for public access would need to be constructed and work around the USDC that requires loud noises would need to happen in off-hours. The estimated cost impact was to add \$808,000 to the construction cost and as much as 6 months to the project schedule.

The possibility of a floor-by-floor abatement was mentioned but thought unrealistic because of fans serving different floors and Tenants that occupy several floors. Also because of the lack of clean swing space to accommodate a full floor of Tenants. Potential vibrations transmitting through the structure to other floors and the long-term potential hazard to the occupied spaces all indicated this was not an approach to be evaluated.

	PROJECT TITLE	James F.	Battin Federal Build	ding / Courthouse	
	LOCATION:	Billings, I	/lontana		
	Shell & Tenant Costs				-
	UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL COST	ECC COST	ECC COST/GSF
A11	Foundations		\$15,284	\$22,540	\$0.10
A12	Basement Construction		\$2,208	\$3,256	\$0.0
A21	Superstructure		\$949,527	\$1,400,304	\$7.9
311	Exterior Walls		\$995,697	\$1,468,393	\$8.3
B12	Exterior Glazing & Doors		\$203,152	\$299,596	\$1.7
B13	Roofing	*****	\$51,076	\$75,323	\$0.4
C11	Partitions, Doors & Specialties		\$3,493,792	\$5,152,429	\$29.4
C12	Access/Platform Floors		\$47,132	\$69,507	\$0.4
C13	Interior Finishes		\$2,730,872	\$4,027,322	\$22.99
D11	Conveyance Systems		\$153,275	\$226,041	\$1.29
D21	Plumbing		\$905,530	\$1,335,420	\$7.62
D22	HVAC		\$3,938,035	\$5,807,572	\$33.10
D31	Fire Protection/Alarm		\$1,041,250	\$1,535,572	\$8.7
D41	Electrical Service, Distribution & Emerg. Power		\$579,430	\$854,508	\$4.8
D42	Lighting and Branch Wiring		\$2,259,256	\$3,331,812	\$19.02
D43	Communications, Security & Other Electrical Sy.	stems	\$73,785	\$108,814	\$0.62
E11	Equipment & Furnishings		\$1,037,428	\$1,529,935	\$8.73
F11	Special Construction		\$103,260	\$152,282	\$0.8
F12	BUILDING DEMOLITION AND ABATEMENT		\$5,765,329	\$8,502,353	\$48.5
G11	Sitework - Building Related	·····	\$8,961	\$13,215	\$0.0
G12	Other Sitework - Project Related		\$0	\$0	\$0.00
	Sub Total	Α	\$24,354,279	\$35,916,194	\$205.0
	Contingency - Unknown Site/Design:	10%	\$2,435,428		\$13.9
	Subtotal		\$26,789,707		\$152.9
	General Conditions and Profit:		\$5,357,941		\$30.5
	Current Estimated Construction Award Cost		\$32,147,648		\$183.5
	Escalation to Award Date	ļ	\$1,262,765		\$7.2
	Estimated Construction Cost at Award ECCA	B+C+D	\$33,410,413		\$190.7
	Construction Contingency & Art		\$2,505,781		φ130.7 \$14.3
	Estimated Construction Cost				
	ECC	E≠F	\$35,916,194		\$205.0
	EDRC		\$3,304,290		\$18.8
	EMIC		\$1,436,648	***************************************	\$8.2
	ESC (Est. Site Cost)	G	\$0		\$0.0
	[Link to Location Factors & Escalation]	\$40,657,131		\$232.1	
			Fees	lation Rate Used:	0.79

G5A	SHELL COST SUMMARY			
			Area (GSF) =	175,152
	PROJECT TITLE	James F. Bat	tin Federal Building /	Courthouse
	LOCATION: CITY, STATE	Billings, Mon	tana	
	UNIFORMAT SYSTEM ELEMENTS	<u> </u>	SHELL ECC	SHELL COST/GSF
A11	Foundations		\$0	\$0.00
A12	Basement Construction		\$3,256	\$0.02
A21 Superstructure		\$1,285,953	\$7.34	
B11 Exterior Walls		\$1,276,500	\$7.29	
B12	Exterior Glazing & Doors \$269,438			
B13	13 Roofing \$75,323		\$0.43	
C11	11 Partitions, Doors & Specialties		\$1,470,875	\$8.40
C12 Access/Platform Floors		\$0	\$0.00	
C13	Interior Finishes		\$1,101,562	\$6.29
D11	Conveyance Systems		\$4,830	\$0.03
D21	Plumbing	**	\$992,543	\$5.67
D22	HVAC		\$5,344,939	\$30.52
D31	Fire Protection/Alarm		\$1,457,369	\$8.32
D41	Electrical Service, Distribution & Emerg. Po	wer	\$820,294	\$4.68
D42	Lighting and Branch Wiring		\$1,260,173	\$7.19
D43	Communications, Security & Other Electrications	al Systems	\$108,814	\$0.62
E11	Equipment & Furnishings		\$76,657	\$0.44
F11	Special Construction		\$126,562	\$0.72
F12	BUILDING DEMOLITION AND ABATEMEN	Τ	\$8,469,860	\$48.36
G11	Sitework - Building Related		\$10,118	\$0.06
G12	Other Sitework - Project Related		\$0	\$0.00
	Shell Sub Total		\$24,155,067	\$137.91

100% Su	omital .			
G5A	TENANT COST SUMMARY			
			Area (GSF) =	175,152
	PROJECT TITLE	James F. Battin	Federal Building	/ Courthouse
	LOCATION: CITY, STATE	Billings, Montar	na	
Tenant Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
Α	U.S. District Courts	21,922	\$4,054,477	\$ 184.95
В	Bureau of Reclamation	44,806	\$1,433,205	\$31.99
С	U.S. Marshals Service	22,258	\$4,398,874	\$197.63
D	Department of Interior/Field Solicitors	7,445	\$197,643	\$26.55
E	Department of Homeland Security - Federal Protective Services	1,637	\$47,838	\$29.22
F	U.S. Attorney's Office	1,091	\$37,998	\$34.83
G	Probation	6,537	\$376,535	\$57.60
Н	GSA PBS	2,875	\$54,579	\$18.98
Κ	Interior Department - Office IG	1,827	\$83,788	\$45.86
L	USA COE	320	\$18,138	\$56.68
М	Department of Transportation - Fed. RR Adm	1,500	\$69,276	\$46.18
N	Interior Dept Off Hearings & Appeals	3,653	\$149,102	\$40.82
Р	DHS - TSA	2,943	\$117,967	\$40.08
	Sub Total		\$11,039,420	\$63.03
Tenant Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
J	Joint Use - Health Unit	857	\$72,730	\$84.87
S	Joint Use - Cafeteria	2,071	\$427,044	\$206.20
Т	Joint Use - Locker Room	230	\$63,291	\$275.18
U	Joint Use - Business Center	235	\$22,597	\$96.16
٧	Joint Use - Conference Center	1,770	\$136,045	\$76.86
	Sub Total		\$721,707	\$4.12
TOTAL OF	THE TENANT COSTS		\$11,761,127	\$67.15
	For Comparison with Tenant Allowance,	Used in Tenant Re	location Costs	
Tenant Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
Q	USDC - Temporary	17,672	\$2,687,025	\$152.05
R	USMS - Temporary	4,080	\$1,278,426	\$313.34
	Sub Total		\$3,965,451	

GSA	TENANT RELOCATION COST SUMMARY			
			Area (GSF) =	175,152
	PROJECT TITLE	James F. Battir	Federal Building	/ Courthouse
	LOCATION: CITY, STATE	Billings, Monta	na	
Tenant Code	Tenant Description	(Rentable) Floor Area	Total TRC Costs	
Α	U.S. District Courts	25,210	\$4,045,420	
В	Bureau of Reclamation	51,527	\$4,538,668	
С	U.S. Marshals Service	3,740	\$1,633,286	
D	Department of Interior/Field Solicitors	4,350	\$450,119	
E	Department of Homeland Security - Federal Protective Services	1,883	\$171,351	
F	U.S. Attorney's Office	1,255	\$102,705	
G	Probation		\$48,500	
H	GSA PBS	745	\$101,440	
J	Joint Use - Health Unit		\$125,773	
K	Interior Department - Office IG		\$10,560	
L	USA COE		\$5,650	
М	Department of Transportation - Fed. RR Adm		\$10,400	
N	Interior Dept Off Hearings & Appeals	,	\$19,620	
Р	DHS - TSA		\$16,570	
	Sub Total		\$11,280,062	

28

# Implementation Plan

#### **Delivery Method**

A "Construction Manager as Contractor" (CMC) project delivery method is recommended for the project. The following considerations outline this recommendation:

- There are several potential benefits in bringing a contractor or CMC on board during design. Their experience would be very valuable in the early stages of design, budget and scheduling for the project.
- If the project needs to be fast-tracked, the CMC's availability to Bid individual pieces of the work or multiple phasing can accelerate the overall project schedule.
- The CMC would also be a good source to confirm availability of materials and subcontractors in the specialized areas of the work like the Abatement.

A detailed selection process similar to that used for the project designer is very important to the success of this project delivery method. The CMC needs to show qualifications in experience in a process that will require a team effort with GSA, the Designer and the Tenant Agencies. The involvement of the Tenant Agencies should be considered.

Quality Assurance (VE, Code Review, City Reviews) will be an important consideration. In addition to the agency reviews the designers should review design approaches for the life safety systems with the local City Agencies. If "LEED Silver" is considered in the final design the project should be registered as soon as possible to get scoring help for the designers. Coordination of the Abatement scope with the demolition of the building's systems along with temporary heating and power systems will need to be closely coordinated in the design and phasing of the construction project.

#### **Project Schedule**

Scheduling for the project is outlined in the draft schedule on the following pages. Schedules for both study options are presented. A separate schedule was developed to consider an option to keep U.S. District Courts in the building but was later removed since all Tenants would prefer to be out of the building during the Abatement Work. Designing the project to temporarily relocate all building Tenants will allow greater ability to accommodate irregularities in the proposed work schedule while maintaining the proposed completion date.

The start of the design and the construction is dependent on approval of the prospectus project. Construction is proposed in several phases but it is assuming funding would be for the full project in a single appropriations. If funding were approved as programmed, construction would start in 2008 with completion approximately three years later.

Asbestos abatement will be a key element in the overall project schedule, *Refer to Appendix 1 - Work Item Narratives; 8. Complete Asbestos Abatement.* In summary, each floor is scheduled with four months to complete needed abatement work. The proposed schedule would require employment of the entire "local" trained abatement workforce. The schedule and scope of asbestos abatement for this project will require serious consideration of soliciting bids from large metropolitan areas outside the region.

# **Option 3 - Lease Construct Schedule**

The Lease Construct Schedule is based on information provided by GSA and includes experience with recent projects in the region. It was determined that the lease rates would require congressional approval, which can impact the schedule assumptions.

#### Option 4 - Renovation

This option assumes that all of the Tenants would be temporary relocated out of the building during the period of construction. Temporary Tenant housing renovation and moving costs are assumed funded out of each Agency's annual budget appropriations and could impact schedule. Other Construction Timeline Assumptions include; Asbestos Abatement will require four months per floor. As floors are abated new construction can begin on that floor. New construction will require seven months per floor (22 months total).

Scheduling benchmarks would include the following:

- 1. Acquire Lease space for all of the building occupants and manage the temporary Tenant improvements. This should coincide with the timing for the start of construction.
- Designs for the temporary TI spaces needs to begin as soon as possible for the U.S.
   Marshals Service and U.S. District Courts to allow enough time for construction of the "TI's"
   in time for move-out prior to start of construction of the renovation project.
- 3. Clean and Seal the Exterior Wall: This needs to be in the first phases to eliminate air leakage through the exterior wall during abatement and containment. An alternate would be to install a roofing membrane over the outside of the building that would need to remain throughout the construction project.
- 4. Abatement of all of the floors, Basement through the 5th.
- Installation of the rooftop HVAC unit and the main ducts feeding down through the existing airshaft
- 6. As soon as each floor's abatement is complete, the construction of Tenant Improvements for each of the Tenants should begin.

Additional phasing or reconsolidation of some of these phases should be considered in the final design and scheduling for the project. As noted in the Delivery Method section preceding, separate contracts for design and construction might also impact how phasing is scheduled and implemented.

<u>o</u>	ľ
gree	
ဥ	
ؿؚ	
汉	
~	
ō	ļ
<b>Ť</b>	
3	l
Ξ	ŀ
Š	l
ö	l
Ŭ	I
Φ	ŀ
æ	l
õ	l
بَ	l
'n	ŀ
~	l
ō	١
Ŧ	١
ᅮ	ŀ
J	١

		2			in collection				
	Activity Name	Start Date	Finish Date	2005	2006	2007	2008	2009	2010
_	Spec pkg/SF81 submitted to GSA	3/1/05		-					Todament in the second
N	Prospectus prepared @ GSA Region		10/31/05						
က	Prospectus submitted to GSA Central Office	8/1/05		•					
4	Prospectus submitted to OMB	11/1/05		•					
ഹ	Prospectus approved by OMB	11/1/05	2/28/06	•					
9	Prospectus submitted to Congress	12/1/05	3/1/06						
_	Land Advertisement	11/1/05		•					Addadda, and the state of the s
ထ	Land Market Survey		12/30/05	B					
6	Prospectus Approved by Congress	3/1/06			•				WARREST TO THE PARTY OF THE PAR
<u> </u>	Site Decision/option	1/1/06							
Ξ	<del></del>	3/1/06	7/31/06		Ŷ				
7	<del></del>	2/1/06			<b>*</b>				
<u>ლ</u>	Pre-bid Conference	90/1/9			•				
14	Initial Offers due	2/1/06			<b>*</b>				and the same of th
15	Preliminary Review of offers	2/1/06			•				
19	Formal Phase I meeting	8/1/06			<b>*</b>				
17	Short-list notices	9/1/06			•				
18	Receipt of Phase II	9/1/06			•				
19	Initial Presentations	11/1/06			<b>\Pi</b>				
20	Negotiations	2/1/06	12/1/06		<b>♦</b>				
2	2nd SSEB evaluations	11/1/06			•				
22	Best & Final Offer Receipt	12/1/06							
23	Lease Award	1/1/02			<b>\Q</b>				The state of the s
24	DID Drawings	2/1/07	8/1/07		8	Ŷ			
25	Construction Drawings	8/1/07	3/1/08			<b>\$</b>	Ŷ		
78	Construction Start Date (18 months for Construction from DIDs)	10/1/07	4/1/10			\$			<b>^</b>
27	Telecommunications	2/1/10							<b>*</b>
28	LANWAN	2/1/10							<b>*</b>
29		3/1/10							•
30		4/1/10							•
31	Physical Move	4/1/10							•
32	Occupy Space	4/1/10							<b>\$</b>

# Option 4 - Renovation

	Activity Name	Start	Finish	72	2005		2006		Ň	2007		2008	186		2009			2010		~	2011	
	Activity manie	Date	Date	1 2	3 6	4	2 3	4	- 5	က	4	2	3 4	-	2	3 4	-	2	4	1 2	3	4 1
<b>-</b>	Study	2/18/05		<b> ▼</b>																		
8	GSA Review and Congressional Funding	2/17/05	6/17/07																			
3	Project Design								-													
4	Award A/E Contract	7/17/07								<b></b>												
3	Demo/Abatement Design	7/9/07	2/29/08																			ļ.,
9	Tenant Build Out Design	7/17/07	5/30/08									7										
7	Construction bidding	3/1/08	8/1/08								•	<b>6</b>	•					<u> </u>				
80	Department funded Design and Construction																					
6	Design	1/2/06	9/53/06																			
10	Construction	10/2/06	12/18/07								ি											<u> </u>
11	Move Last Tenant out of Building	12/18/07									<b>&gt;</b>											
12	Project Construction																					
13	Exterior Clean and Seal	4/1/08	8/1/08									Î	<b>△</b>									
14	Asbestos Abatement																	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
15	Abate Sub Basement / Penthouse	4/1/08	6/2/08																			
16	Abate 1st Floor Lobby	6/2/08	8/1/08										û									
17	Abate 5th	8/1/08	12/17/08									-		Ω								
18		1/1/09	5/19/09											J	Ŷ							
19		6/1/9	60/08/6													Ŷ						
20	Abate 2nd	10/1/09	1/29/10														Ŷ					
21	Abate Remainder 1st	2/1/10	4/2/10														ŷ-			:		
22	Build Out																					
23		1/1/09	8/3/09													Bs.						
24		6/1/9	12/29/09												-							
25		10/1/09	4/29/10																			
26		2/1/10	9/14/10														<b>-</b>		-			
27	1st Floor	4/1/10	10/15/10									-					-	-	<b>&gt;</b>			
28	Mechanical Electrical	9/1/08	10/15/10																<b>□</b>			
29	Project Complete	10/20/10																	<b>(</b>			_
	THE WHITE PROPERTY AND A SECOND PROPERTY AND			1	1		1			1	[	1		1	:							

PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY Properly destroy documents when no longer needed - Do not remove this notice

# Work Item #1 Description:

Incorporate Lobby Renovation and New Interior Signage

#### Site Observations:

- 1. Existing Lobby Security Screening layout is not efficient with current layout.
- 2. Existing space is not aesthetically pleasing for general public.
- 3. Existing space does not accommodate waiting area for general public.
- 4. The existing design is not designed to the standards of the Design Notebook for Federal Building Lobby Security.

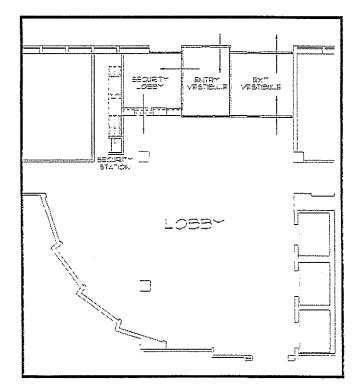
# Recommendation:

Estimated Cost ECC:

\$459,169.00

An approved GSA Design for the Expansion of the Lobby has been completed to address the Site Observations stated above and Recommendations stated below (GSA Project No.:RMT04447, Phase 3 by CTA Inc., Final Submittal Dated: 04/30/03.)

- 1. Provide new wall finishes. As many LEED certified finish materials should be used as possible.
- 2. Provide for relocating the Art in Architecture Mural located in the Lobby as shown on the First Impressions Lobby Project design.
- 3. Reposition and/or reconfiguration of the current Security Screening Station to make it more efficient and aesthetically pleasing.
- 4. The design of the new storefront system would include some exterior renovation at the front Entry area which would include removing the existing metal grille assembly and installation of exterior plaster soffit, metal siding panels and new gutter system.
- 5. The addition of the Fire Sprinkler System would eliminate the need for Smoke Curtains that were included in the Lobby project. Curtains are not part of this cost.



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice

# Work Item #3 Description:

Renovate all Restrooms

#### Site Observations:

- 1. Currently, there are two groups of public restrooms per floor. The current fixture count meets code (Uniform Plumbing Code); however there were no ADA stalls.
- 2. The current public restrooms seem to be original; old, dated, and worn fixtures with dingy tile.
- 3. The double door access into the men's restrooms does not meet ADA standards on all floors. The doors are only 30" wide, which do not meet ADA.
- 4. Existing janitor closets located between the restroom groups have been converted to general recycling areas for the building.

#### Recommendation:

Estimated Cost ECC:

\$1,431,455.00

- 1. It is the recommendation of this study to completely renovate the existing restrooms. They should be recreated in the same location in order to utilize the existing plumbing and ventilation chases.
- 2. The minimum number of fixtures should be installed on each floor to meet code. One ADA stall shall be designed into each restroom. Upon completing a code research (Uniform Plumbing Code, Table 4-1), the following number of fixtures are required on each floor:

1st Floor

Men's: 5 Toilets / 3 Urinals / 4 Sinks

Occupancy = 256

Women's: 8 Toilets / 4 Sinks

Drinking Fountains: 2

2nd through 5th Floors

a through out thoolo

Occupancy = 342

Men's: 6 Toilets / 4 Urinals / 5 Sinks

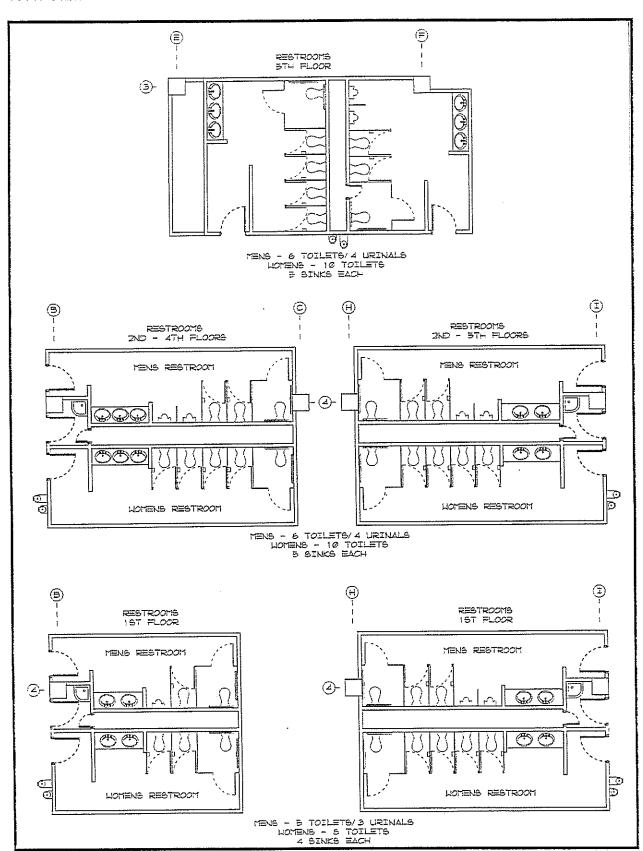
Women's: 10 Toilets / 5 Sinks

Drinking Fountains: 2

All new fixtures must meet or exceed Energy Policy Act of 1992 to comply with LEED Silver prerequisite WE 1; minimum water efficiency. Use of automatic controls and dry fixtures (waterless urinals) will also be required to achieve LEED credit 3.1 and 3.2 points for water use reduction of 20 percent from baseline.

- 3. All new finishes should be used. As many LEED certified finish materials should be used as possible. Examples: 'Green' solid surfacing or plastic laminates for countertops; 'Green' ceramic tile for walls and floors; and 'Green' steel toilet partitions.
- 4. The Janitor closets should be recreated in the same locations in order to utilize the existing plumbing and ventilation chases. Janitor closets included with each restroom group should be designed to LEED credit 10.2 by providing slab-to-slab walls, separate exhaust to exterior, no air re-circulation and negative pressure. Also include a sink with hot and cold water. Shelving should be included in the Janitor closets.

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal



#### Work Item #8 Description:

Complete Asbestos Abatement

#### Site Observations:

- Asbestos was confirmed in the following materials: Fireproofing on metal floor deck, beams and columns, floor tile/mastic, sheet flooring, ceiling panels, ceiling tiles, mudded pipe insulation, fire doors, exterior duct insulation and sealant, duct sealant, cementitious ceiling finish, cement asbestos board, sink undercoating, and joint compound associated with gypsum board walls.
- 2. Contamination with asbestos fibers of interior surfaces has occurred throughout the building. These surfaces include interior spaces of plaster and metal wall systems, exterior of fiberglass insulation, interior space of ductwork and air handlers, main air shafts, elevator shafts, concrete block walls, perimeter wall insulation, ductwork, electrical conduit, sanitary and roof drain lines, and miscellaneous building finishes/components.
- 3. The heating, ventilation, and air conditioning system for the 5th floor of the building is on a separate system, which allows for isolation of this floor from the remaining floors during an abatement project. Special attention will need to be given to the main airshaft that supplies air to the lower floors.
- 4. Areas where abatement of materials will be difficult exist at the floor to wall interface at the perimeter of the building and on the backside of perimeter structural columns. The former can be completely removed during the abatement while the latter is inaccessible and will remain in the building at the completion of the project. A sealant should be used to enclose the material.
- 5. The fireproofing present on the metal deck is adhered by an adhesive that makes it difficult to remove, resulting in a thin film of fireproofing and adhesive remaining at the conclusion of normal abatement cleaning activities. The design should include the removal of this remaining film by abrasive means.
- 6. Abatement of fireproofing and other asbestos-containing materials has occurred in the building in the past. Major abatement areas include the boiler/chiller room in the basement, a computer training room and adjacent room on the 4th floor, and the southwest corner of the 5th floor. In all areas, the film described above was not removed, contaminated ductwork was not removed, and existing wall systems that have contaminated inner surfaces still exist therefore, these areas will also require additional abatement.
- 7. Currently three major abatement projects are underway in the building. These projects are impacting all floors of the building including the basement parking level. In the basement a full Abatement Project is under way, when complete there would still be some asbestos-contaminated materials that remain as part of the perimeter heating system for the floor above. The 2nd floor will be completely abated and isolated from the remaining portions of the building and therefore will not require additional abatement. The 4th floor work was not able to address some of the ACM materials and will require re-abatement.

#### Recommendation:

Estimated Cost ECC: \$8,247

\$8,247,505.00

#### 1. Asbestos Abatement

• It is recommended that the project be phased as described below and that in each building area the abatement contractor be responsible for the complete abatement of all identified asbestos-containing materials, all asbestos-contaminated materials and demolition of remaining building finishes, mechanical, electrical, and miscellaneous systems. At the completion of the abatement/demolition all that will remain is the "core" and shell of the building to include the exterior envelope (windows, concrete panels), the roof, all structural elements and floor systems, and building core walls constructed of concrete or concrete blocks. Each floor should be isolated from each other by hard wall barriers.

#### 2. Phasing of Abatement

Design should consider that the building might need to be shut down completely.
 Meaning that all mechanical and electrical systems are offline and temporary systems are in place. This will require the installation of temporary heat and lighting in areas where construction is occurring.

Subbasement (Boiler, Chiller and Electrical Rooms): No special design considerations.

Basement: Recent abatement projects in the basement has left contaminated duct work that supplies the perimeter Hi-vol system for the first floor. These ducts will have to be removed by the abatement contractor. In addition, floor penetrations in these areas will need to be sealed to isolate the basement from the first floor.

First Floor: No special design considerations.

Second Floor: Area beneath cafeteria has been abated and isolated from remainder of floor. No additional work necessary in this area.

Third Floor: No special design considerations.

Fourth Floor: Partial abatement of northeast corner of building has occurred. Additional will be will necessary in this area to abate contaminated duct work, walls, exterior metal wall panels, structural columns etc.

Fifth Floor: No special design considerations.

Penthouses: No special design considerations.

Elevator and Air Shafts: No special design considerations.

#### 3. Additional Information

- In order to complete a project of this magnitude in a timely manner (approximately four months per floor), the Abatement Contractor will need to dedicate a full time staff of approximately 25 abatement workers. Local (Montana, Wyoming, Idaho) contractors may not be able to staff this project. This may result in the abatement work being performed by an out of area contractor that has this level of resources available to them. As a result, higher mobilization and daily per diem costs could be anticipated.
- The ability of local contractor to bond this project is also an area of concern. Currently
  there are no local contractors with the level of bonding capacity necessary to bid a
  project of this size. Unless this project is performed in phases, with each phase

awarded and bonded separately these local contractors would be excluded from the bidding process.

- No renovation work can commence until all abatement/demolition work is complete on a floor. With this in mind it may be prudent to stipulate an abatement schedule for each distinct phase. The schedule would clearly define the amount of time that the contractor has to complete each phase (work days or work shifts). If the contractor failed to meet this schedule, liquated damages could be assessed. The designer would present the schedule in the design documents and alert potential bidders as to the assumptions made during the creation of the schedule (i.e. crew size, work shift duration, etc.). If the abatement contractor were a sub-contractor to a general contractor, it would be important to write the contract such that the liquidated damages were assessed directly to the abatement contractor, keeping in mind that the abatement schedule is a distinct part of the overall schedule with ramifications that would impact the overall completion of the project.
- Past experience in this building has shown that the seals in the exterior wall assembly are failing which allows for air passage from the indoor environment to the outside environment (or vise versa depending on pressure). This was evident during the 2004 abatement of a portion of the fourth floor when the abatement contractor had a difficult time initially establishing a negative pressure enclosure. To circumvent this in future work, it may be prudent to re-seal the exterior wall panel assembly prior to commencing with asbestos abatement. If this is not possible, the designer may consider the installation of an exterior nonporous membrane that would isolate the interior air space from the exterior air.
- The building was constructed with electrical raceways that are located in the concrete
  floor on each level. The abatement of the floor tile mastic with chemical removal agents
  may contaminate these raceways with non-friable asbestos-containing mastic. It is
  assumed that these raceways will be abandoned in place and sealed from future access
  thus precluding the possibility of contact with this material in the future.
- In order to provide power to the fifth floor during restoration of the lower floors, the electrical system will need to be isolated from the rest of the building. The building is currently powered by a series of three electrical buss ducts that rise vertically from the basement and terminate at the fifth floor level. These ducts would be shut down and cleaned. Thus, provisions to power each floor would have to be made prior to shutdown.
- The development of the abatement design and subsequent abatement and demolition of the interior spaces is a distinct work scope and therefore the contract for abatement could be separated from the rest of the building restoration. This would result in a cost savings since the markup of the subcontractor (abatement contractor) by the chosen general contractor would not occur. The abatement design should be prepared as a subcontract to the Architectural group to ensure complete coordination between the demolition and restoration phases of the work.

# Work Item #9 Description:

Exterior Wall Panel Sealant / Restoration and Window Replacement

#### Site Observations:

- 1. Exterior Wall Panels: The 2nd through 5th floors and penthouse exterior wall covering consists of white colored pre-cast, aggregate surfaced panels attached to the building structure with concealed clips. The 1st floor exterior walls are covered with granite panels.
  - The exterior surfaces of the pre-cast wall panels are light to moderately stained. It
    appears the staining is the result of airborne dirt/dust and oxide precipitate from the
    aluminum window frames.
  - Sealant joints between individual pre-cast panels and the granite panels on exterior
    walls appear to be in fair condition. Reports of a "cold-draft" inside the building along
    exterior walls from users and maintenance personnel suggest the interior neoprene seal
    and exterior sealant joints have failed in some locations in the upper floors.
  - Note: Scope of this study did not include a detailed inspection of all sealant joints.
  - Sealant joints in pre-cast wall panels of rooftop penthouses are in fair to poor condition.
    Horizontal sealant joints directly below the coping of penthouse roofs have failed on
    north and west elevations. Conditions being similar, it is assumed the exterior sealant
    joints directly below the coping of the main roof area have also failed on the north and
    west elevations.
- 2. Exterior Windows: The 2nd through 5th floor exterior windows in the building appear to be original construction components. The window assemblies consist of 1-inch double pane glass units installed into aluminum frames. The frames do not appear to be "thermally broken."
  - A temporary bead of sealant has been installed over the interior joint between the
    window units and the window frames in an effort to stop "a draft" of air coming from
    around the windows. Although air leakage has been stopped, water infiltration from the
    exterior through deteriorated window gaskets may still be penetrating into the window
    frame/flashing and causing hidden deterioration.
  - The double pane glass appeared to be in fair to good condition. Windows of this profile
    and generation (1960's) might typically provide a maximum insulating ability of
    approximately R-2. Maintenance personnel did not report any fogging windows due to
    broken seals.
  - Building maintenance personnel indicated in colder months, the window frames frosted
    or were wet from condensation. Heat loss through "non-thermally broken" metal window
    frames is allowing moist interior air to condense/freeze on the inside of the window
    frames during colder weather. Moisture build up can lead to interior finishes being
    stained/damaged.

Recommendation:

Estimated Cost ECC:

\$161,182.00

#### 1. Exterior Wall Panels

- On the 2nd through 5th floor windows remove existing exterior sealant and deteriorated inner neoprene seal. Provide and install a new pre-compressed foam inner seal and an exterior backer rod/urethane joint caulking system. At the 1st floor granite panels and around all existing and new window units remove existing sealant and provide/install new backer rod/urethane caulking system.
- To prevent aggregate loss from the exterior surface of the existing pre-cast wall panels
  use a non-abrasive, steam cleaning process to remove dirt and stains from the exterior
  of pre-cast panels.
- 2. Windows (Note: Cost included with the Energy Conservation work Item # 23)
  - To reduce heat loss and interior moisture condensation remove and replace 2nd through 5th floor exterior window frames and glass units. Install new higher R-value, thermally broken aluminum window frames and removable glass units. Recycle existing aluminum window framing and glass.

# Work Item #10 Description:

**HVAC System** 

#### Site Observations:

- 1. Heating and cooling is provided to interior spaces using multi-zone AHU's and perimeter zones with dual duct AHU's supplying induction units at each window location.
- 2. Zonal temperature control is provided to interior zones by multi-zone AHU's and perimeter zones by dual duct AHU's serving induction units at each window unit.
- Induction mixing boxes served by the dual duct HVAC systems are located at each window
  unit. Air is supplied to these terminal units by ductwork located in the ceiling space in the
  floor below.
- 4. Low-pressure steam heating is supplied to the building using two (2) 5,000 MBH Cleaver Brooks flexible tube boilers. Boilers were replaced in 1994 and are in good working order.
- 5. Two (2) 290-ton McQuay centrifugal chillers and two (2) roof mounted Marley cooling towers provide the cooling needs for the building. This system was installed in 1999 and is in good operating condition.
- 6. The perimeter induction mixing boxes are controlled using pneumatic controls. The pneumatic signal is converted to electric and monitored using direct digital controls (DDC). Each floor has several Johnson Controls DX-9100 controllers providing the necessary control capabilities for all the HVAC systems.

Recommendation: Estimated Cost ECC: \$5,083,770.00

- 1. Indoor Air Handling Units Option 1:
  - · Replace existing dual duct and multi-zone air-handling units with new AHU's
  - Install two (2) 20,000 CFM modular indoor air-handling units per floor (10 total). Each
    AHU's to include mixing box, pre-filters, hot water coil, indirect evaporate cooling coil,
    supply fan, chilled water coil, final filters, and return fan with mixing box and controls.
    AHU's will have economizer capabilities and motor VFD's to control supply rate serving
    variable air volume (VAV) terminal units. VAV terminal units not included in the above
    estimate.
  - Reuse existing chilled water system including chillers, cooling tower, pumps, and
    accessories as it has recently been renovated and is in good working order. It is noted
    that to comply with LEED requirements, no CFC based refrigerants are allowed.
- 2. Rooftop Air Handling Unit Option 2 (Preferred by GSA):
  - Replace existing dual duct and multi-zone air-handling units with custom single rooftop unit.
  - Install 200,000 CFM custom rooftop air-handling unit to supply conditioned air to the building's existing common airshaft. The air handler would include economizer cooling, pre-filters, hot water coil, indirect evaporate cooling coil, supply fan, chilled water coil, and final filters. Direct evaporative cooling would be available to provide additional energy savings, however, due to added maintenance and greater potential for mold

accumulation this option is not being considered. Return/relief air fans with VFD's at each floor would ensure adequate building pressurization. The air handler would have multiple supply air fans that could be activated and modulated to supply only the necessary airflow rate required by the building VAV terminals.

- By locating the air handler on the roof, approximately 1,000 SF of floor space currently needed for mechanical equipment on each floor could be used for additional office space.
- Reuse existing chilled water system including chillers, cooling tower, pumps, and
  accessories as it has recently been renovated and is in good working order. It is noted
  that to comply with LEED requirements, no CFC based refrigerants are allowed.

#### 3. VAV Zone Control:

- Install variable air-volume terminal units for zone temperature control.
- Install VAV Terminal units with reheat coil. Cost for each zone control area include: VAV box, heating water coil, piping assemblies, downstream ductwork, diffusers, return grilles and temperature controls. Test and balancing for these systems is covered under a separate line item.
- The number of temperature control zones were estimated based on areas of 300 SF at perimeter and 1,500 SF for interior spaces. Additional zones were added to account for corner office areas and specialty rooms. The cost per zone is provided if adjustment to the number of zones is required.
- 4. Parking Garage New Heating, Ventilation and Exhaust Systems:
  - Install new heating and ventilation units to replace existing. New units would have high efficiency motors and utilize hydronic heating.
  - Install new exhaust systems to replace existing.
  - Both ventilation and exhaust systems would be controlled using DDC controls and CO sensors to optimize required ventilation rates.
  - The asbestos in the basement has been abated. The cost assumes that the existing H&V and exhaust ductwork would be reused.

#### 5. Baseboard Radiant Heating:

- Replace dual duct induction units with hot water unit connectors.
- Install 36-inch wide freestanding unit connections with sloped top at each window unit.
   Insulated heating water piping and zone control valves serving units shall be located with within the ceiling space on the floor below. Estimate assumes one piping assembly and two-way modulating control valve for every three connectors.

#### 6. Boilers:

- Replace existing cleaver brooks flexible tube steam (15 psi) boilers. Converting the
  existing Boilers from steam to water is cost prohibitive.
- Install three (3) high efficiency condensing type modular boilers. Each boiler's capacity is 2,000 MBH input, with 1,900 MBH output. The boiler efficiencies are 95% with 90% seasonal efficiency, and have a 15:1 turn down ratio. The estimated cost assumes the boilers are located in the existing boiler room in the basement. Savings would be

available by locating the boilers on the 5th Floor mechanical room or in a Roof Penthouse, which would reduce the lengths of intake and vent piping.

# 7. Temperature Controls:

- Provide complete direct digital controls (DDC) system with Internet web access. System to include system controller with programming and graphics, controls for the air handlers, chiller plant, boiler plant, damper and valve actuators, wiring, and training.
- Temperature control costs for VAV zones and air handlers are not included as part of this cost line item but are added under their separate line item cost.
- 8. Test And Balance Air And Water Systems:
  - Provide test and balance services for all water and airside systems. Systems include AHU's, VAV terminal units, diffusers, water flow control devices at terminal units, and pumps.

GSA No. PR20040830039

#### Work Item #11 Description:

Incorporate minor seismic upgrades.

#### Site Observations:

1. Reviewed report by Reaveley Engineers & Associates; GSA Order No. P-08-03-JH-0001, and original building design drawings by GSA dated 1962.

#### Recommendation:

Estimated Cost ECC:

\$20,646.00

The report by Reaveley Engineers recommended no seismic retrofitting of the structure. The following non-structural deficiencies were identified and recommended for retrofitting:

The feasibility study concurs with the recommendations of the Reaveley report.

- 1. Emergency lighting requires bracing or independent structure. Cost is included in Work Item #4, Demolition/Shell Core Prep.
- 2. Remove aluminum canopy sunshades or modify connections to accommodate seismic movement. The sunshade at the front entry is being removed as part of the front entry remodel project. The cost for removing the remaining two sunshades is included.
- 3. The glazing around the patio structure will need to be replaced with laminated annealed glass to meet code requirements.

#### Work Item #12 Description:

Roof Repair / Replacement

#### Site Observations:

- 1. Roof Membrane System:
  - The aggregate surfaced built-up roof (BUR) system, base flashing and associated sheet metal flashing are approximately 10-years old. The roof system and associated flashings are in good to excellent condition.
- 2. Roof Drainage:
  - The roof drains well, only one small area of ponding water was noted at the south end of the main roof. Roof slope is built into the roof system using tapered polyisocyanurate insulation under the BUR membrane. The average thickness of the tapered insulation is approximately 6-inches. As such, the area-weighted insulating value of the roof system is R-33 (approximately).
- 3. The following minor defects were noted:
  - Base flashing slightly bagging off the inside face of the parapets in some locations. Unreinforced roof cement covering base flashing end laps and inside/outside corners is beginning to crack/split.
  - Small areas of aggregate at the northwest corners of all roof areas are displaced due to "wind-scour."
  - Roof base flashing height at one wall vent on the west-facing wall of the courtroom penthouse is less than 8 inches. Surface mounted galvanized metal counter flashing (covering top of base flashing) is open along the top edge.
  - Roof access ladders to penthouses do not meet current OSHA ladder standards.

Recommendation: Estimated Cost ECC: \$131,499.00

The recommendation is to budget for a patch and repair of the roof system and assume that about 10% would need to have removal and replacement of wet or damaged insulation and membrane. The results of the roofing inspection indicated the following:

- 1. The roof is in good to excellent condition; replacement is not recommended. However at this time, repairs should be made to the listed minor defects and a regimented inspection and maintenance program should be implemented. Doing so should extend the service life of the existing roof system for approximately 10 years (until 2014).
  - Estimated Cost (Roof Repair and Maintenance Program):

Year 1 - Repair of minor roof defects: \$6,900.00 10-year - Inspection & Maintenance Program: \$76,327.00

2. It is not possible to predict whether or not the existing roof system will be maintainable at that time. It is plausible however, with implementing the suggested roof maintenance program, the existing roof could be in good condition and maintained for an additional 10-

year period after construction is completed. The future designers of the renovation / rehabilitation will inspect the roof and make the determination. If it is found to be in good condition, new roof top mechanical equipment recommended in this feasibility study can be tied-in to the existing roof system. In addition, the existing roof system can be protected using plywood walkways and staging areas for other phases of the renovation that require roof-top traffic.

- If it is found by the new designers that continued maintenance of the existing roof system is not economical, the roof system should be completely removed and a new PVC membrane system installed. A highly reflective (white) PVC membrane provides LEED benefits by reducing "heat island" effect.
- If LEED benefit is not desirable, a white mineral surfaced SBS modified bitumen membrane system may be used for slightly better economy. The white surface will provide some reflectivity to reduce heat island effect.
- SBS mineral surfaced (white) membrane system w/ tapered insulation.
- 3. If the new designers determine that the existing insulation is in good condition and only the existing built-up roof membrane is no longer maintainable; it may be possible to remove only the existing membrane ("skin") leaving the insulation intact. A new cover board may then be adhered over existing insulation and a new SBS modified bitumen membrane system installed. Although there are many future factors that will determine whether this option is feasible, it provides the best economy for roof replacement since is re-uses the existing insulation.
  - Remove existing BUR membrane (leave insulation) install new SBS system.

# Work Item #13 Description:

Add Technology Infrastructure

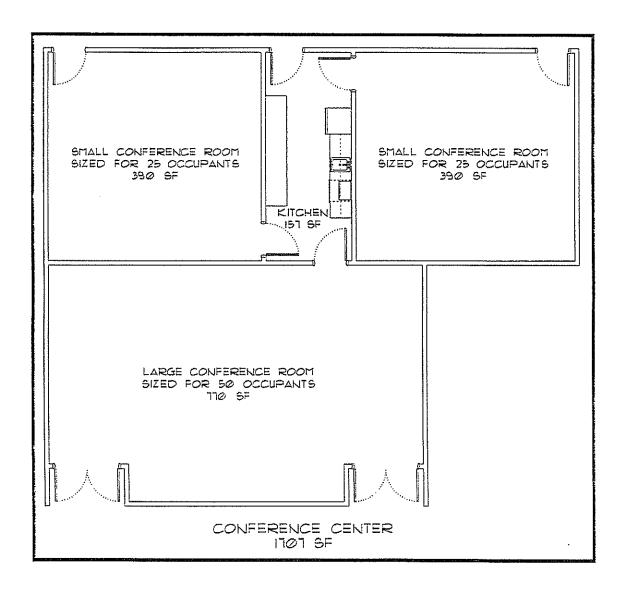
#### Site Observations:

- Telephone service enters the building from the alley on the west side of the building. Two (2)
  4-inch conduits feed through the basement and rise into the main telephone room located
  on the 1st floor. The main telephone room is connected to the individual floor sub telephone
  rooms with 2-inch conduit runs.
- 2. There are six (6) sub-telephone rooms located on the 1st through 4th floors and four (4) rooms on the 5th floor. The building Tenants are utilizing the sub telephone rooms for their agencies voice/data equipment rooms.
- 3. The facility has no lightning protection installed on the building.

Recommendation: Estimated Cost ECC: \$217,000.00

- 1. Establish a new main telephone equipment room, located as dictated by other building reconfiguration projects. Provide two (2) voice/data rooms on the 1st through 4th floors and one (1) on the 5th Floor, sized per EIA/TIA standards (10x12). The main data room could be located in the basement (12x16). Each room would be finished with a static-dissipative tile, rubber base, fire-treated plywood above 48" on all walls, and a hard ceiling.
- 2. The new voice/data rooms on each floor will be located adjacent to core areas (restroom, stairwell areas) and stacked. Vertical conduit runs will be installed between the rooms to allow cable pathways for all systems. Conduits will be provided to the roof area for satellite feeds. A horizontal cable tray system will be installed between voice/data rooms and through the corridor systems, providing a cable path for building users and Tenants to access the voice/data closets.
- 3. Individual Tenant areas will have there own agency voice/data closets for their individual systems.
- 4. Conduit pathways will be designed for copper cable, fiber optics and coaxial wiring systems.
- 5. Install a lightning protection system, complying with NFPA 780 standards.

- 6. Kitchenette (157 SF) would be accessible to all (3) conference rooms. It is assumed that the kitchenette would be maintained by GSA. The kitchenette should include the following:
  - 18 LF of base cabinets.
  - 12 LF of upper cabinets.
  - (1) Full Size Refrigerator.
  - (1) Microwave.
  - (1) Sink w/ Disposal.
  - (1) Dishwasher.
  - (1) Exhaust Fan.



Joint Use Description (Formally Work Item #22, Now 'V1' under Tenant Cost Summary):

Add a Conferencing Center to the 1st Floor

#### Site Observations:

- 1. The current Conference Center (1737 sf) is on the 3rd floor.
- 2. The smaller conference room is now being rented by BOR.
- 3. The break room between the conference rooms has been converted to office space for BOR.
- 4. The walls surrounding the conference rooms do not extend up to the deck for soundproofing.
- 5. There are no tackable surfaces or projection screens in the conference rooms for display purposes.

Recommendation: Estimated Cost ECC: \$136,045.00

- 1. It is the recommendation of this study to move the Conference Center to the 1st Floor. This will allow for easy access if the general public is in attendance. The proposed size of the Conference Center is approximately 1,707 SF.
- 2. The Conference Center should include the following:
  - Three conference rooms:
- (1) for 50 Occupants (770 SF as per UBC 2003).
- (2) for 25 Occupants (390 SF as per UBC 2003).
- 3. The walls surrounding the conference rooms should extend to the deck above with sound attenuation batts in order to assure privacy. Each door should include sound seals.
- 4. The conference rooms should be zoned separately from the kitchenette on the HVAC system. It would be preferable to have each conference room on their own temperature control system. Each zone would cost approximately \$4,500.
- 5. Each Conference Room should include the following:
  - 1 Projection Screen.
  - 2 Walls of tackable fabric for display.
  - 1 Power/Data floor outlet in the center of the room.
  - Dimmable Lights.

# Joint Use Description (Formally Work Item #21, Now 'U1' under Tenant Cost Summary):

Addition of a Business Center

#### Site Observations:

There is no Business Service Center in the building. The addition of a Business Center will
create space to house Vending Machines (currently in the Snack Bar, current Snack Bar will
go away with renovation), Stamp Machine, Paper Racks and other functions typically in
Lobby or just outside building.

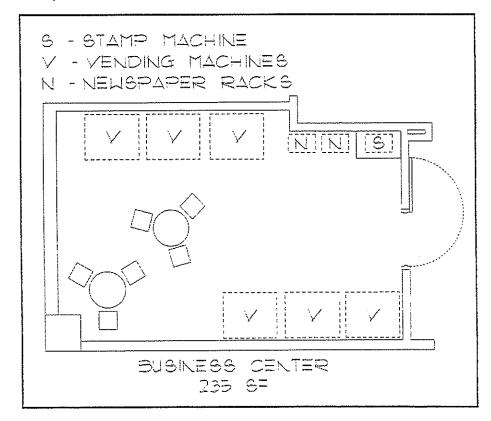
#### Recommendation:

Estimated Cost ECC:

\$22,597.00

An approved GSA Design for the expansion of the Lobby has been completed to address the Site Observations stated above and recommendations items 1 through 4 stated below (information gathered from GSA Project No.:RMT04447, Phase 3 by CTA Inc., Final Submittal dated: 04/30/03.

- 1. Provide new Terrazzo floor system. The Lobby design left existing Terrazzo in place, shot blasted and installed new Terrazzo over existing Terrazzo.
- 2. Provide new wall finishes. As many LEED certified finish materials should be used as possible.
- 3. Relocation of the existing built-in Display Case will need to be considered in the final design.
- 4. Mechanical system will include additional ventilating for the new Vending Machines.



# Joint Use Description (Formally Work Item #16, Now 'T1' under Tenant Cost Summary):

Add a Fitness Center with Locker Rooms

#### Site Observations:

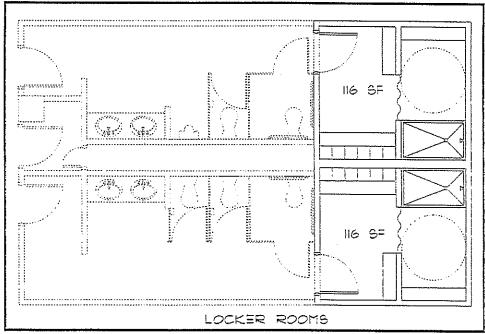
1. Currently there is no fitness area or locker rooms in the Battin Federal Building.

#### Recommendation:

Estimated Cost ECC:

\$63,291.00

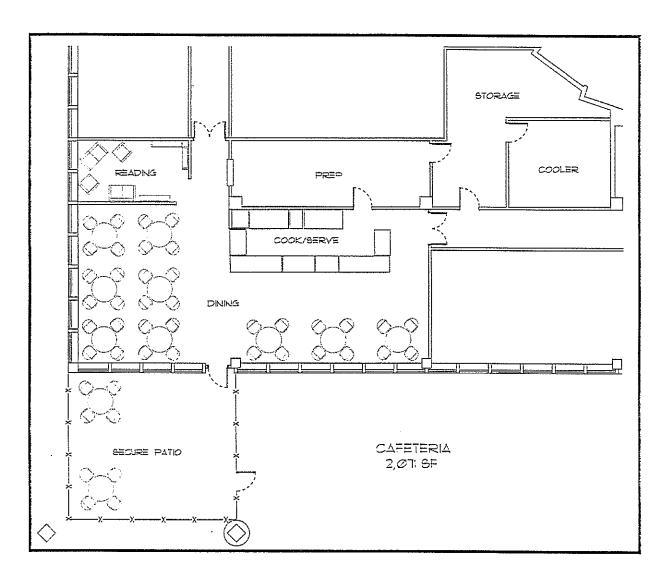
- 1. It was originally recommended to include an 800 sf fitness center/locker room in the Federal Building for use by all Tenants. However, after presenting the option to the Tenants, a fitness room was not as desirable as a locker room with showers. It is now the recommendation of this study that a small to moderately sized shower room be included in this feasibility study. These shower areas could be attached to one set of restrooms in order to eliminate the need to add an extra toilet stall and lavatory.
- 2. Attached to a restroom room, there should be two locker rooms. Each locker room includes the following:
  - 6 lockers per locker room.
  - Bench next to the lockers.
  - ADA shower with grab bars and ADA showerhead. Shower would be approximately 3'-0" x 5'-0" fiberglass type. A bench would be included next to the shower enclosure for dressing.
  - Plastic laminate countertop with mirror.
  - As many LEED certified finish materials should be used as possible. Examples: 'Green' solid surfacing or plastic laminates for countertops; 'Green' ceramic tile for walls and
    floors.
  - The shower rooms should have their own ventilation system separate from the restrooms.



PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

Do not remove this notice

- 3. Partial separation between the Dining and Reading Areas should be achieved with a half height wall. The Reading Area should be located away from the serving line as much as possible.
- 4. The design for the Cook/Serve/Prep spaces should consider improvement of layout and function and the need for one person to be able to work it.
- 5. All new equipment should be added to the remodel, except for a walk-in refrigerator.
- 6. Relocation of the freezer to the 1st floor will require the addition of an insulated floor panel. It is also recommended that an insulated floor be installed in the cooler to prevent possible condensation in the basement.
- 7. A new exhaust fan will need to be run through the building to the roof. It appears possible to utilize an existing pipe chase connected to the restrooms for the new exhaust fan.



# Joint Use Description (Formally Work Item #28, Now 'S1' under Tenant Cost Summary):

Relocate Cafeteria to the 1st Floor

**Site Observations:** Discussions with cafeteria staff resulted in the following observations:

- 1. Current space has about 2,070 SF plus freezer/cooler in basement (220 SF).
- 2. Dining area is larger than needed. Cooking/serving/prep areas are acceptable but could have more counter space. Current location does not have enough power for all equipment (additional cook top/burner unit is idle).
- 3. It is anticipated that all new equipment will be provided in the remodel, except for the walk-in refrigerator.
- Access to patio from dining area is desired but security will be an issue. The patio is adjacent to the building with 10'-0" wrought iron fences on two sides. Full enclosure to deck would be required.
- 5. Freezer/cooler is expected to be in adequate condition to enable relocation, however it could not be observed. Addition of an insulated floor is required to locate it on the 1st floor.
- 6. Some division between the dining area and the "reading area" is desired.
- The service is currently an assembly line style with most cooking in full view. This is anticipated to remain the preferred method due to periods where only one person is working.
- 8. Space requirements discussed suggested the following:
  - Dining Area: 760 to 800 SF
  - Reading: 175 to 200 SF
  - Cooking/Serving Line: 250 to 275 SF
  - Prep Room: 250 to 275 SFStorage: 300 to 350 SFFreezer/Cooler: 220 SF
  - Total = 1,955 to 2,120 SF

# Recommendation:

Estimated Cost ECC:

\$427,044.00

- 1. The cafeteria should be relocated from the 3rd floor to the northwest corner of the 1st floor adjacent to the patio. The space should include a minimum of 2,000 SF as discussed in the observations above. The Dining Area and Reading Area should be located on the outside walls. Cooking/Service and Prep Area should be next to the current corridor. The storage and freezer/cooler, relocated from the basement to 1st floor for efficiency, should be located on the interior side of the corridor. The corridor loop should be removed at the cafeteria for better space organization.
- 2. The existing wrought iron fence should be extended to fully enclose the patio. An emergency exit door tied to the emergency exit system (alarm will sound) should be incorporated into the fence. The fence should be taken to the deck all sides. A door in the exterior building wall for access should have either a keypad or proximity reader for allowing re-entry to the Dining Area from the patio area. Patio area would include glass partition to keep area secure.

#### 6. Tile

•	Terra Green Ceramic	s (12"x12" field tile	price depends or	n price group)	\$4.60-9.19sf
---	---------------------	-----------------------	------------------	----------------	---------------

Summitville Tile

 Syndesis(syndecrete)-up to 41% post consumer recycled \$10-15sf

Daltile

American Olean

	•
Floor Tile: 48.1% post industrial recycled-12"x12"	\$3.97-6.00sf
Porcelain Tile: no recycled content-12"x12"	\$3.33-5.72sf

#### Wall Alternatives

# 1. Wall Covering

Wolf Gordon-Earth Safe Wall Covering 'Strata'

\$13.95-17.95/linear vd

Wolf Gordon-Vinyl Wall Covering (non-green product)

\$12.95-18.95/linear yd

Blumenthal-JM Lynne Duraprene Wall Covering 'Naturals' (price is based on 'abstraction' wall covering, not a general price for all green products)

\$18/vd

JM Lynne-Vinyl Wall covering (not a green product) \$14.95-19.95/yd

Wall Resources-Natural Linens and Weaves

MDC Wall Coverings 'wood', 'naturals'

• Innovations-'Innvironments'

\$13.95-29.95/linear vd

Innovations-Vinyl (non-green product)

\$14.95-35.95/linear vd

Johns Manville-Glass Textile Wall Covering 'Tessoglas'

Maya Romanoff

Duron-'Envision', 'Moment'

#### 2. Paint

Earth Friendly Plaster- American Clay Enterprises-100% Natural (including pigments)

#### 3. Tile

American Olean

Glazed Wall tile: 35% post industrial recycled- 4-1/4" x4-1/4"

\$2.13-3.65sf

#### Countertop Alternatives

#### 1. Counters

- Corian-renewable
- Avonite-40% reclaimed material used
- Nevamar Laminate-10% post-industrial recycled material, low/no VOC's
- Print Laminates-'fiber' and 'tefor' both recycled content and sustainable
- Alkemi-60% post industrial recycled metal and polymeric resins

\$40-50sf

#### Ceiling Tiles Alternatives

# 1. Ceiling Tiles

Tectum-Sustainable

•	Armstrong- Mineral Fiber Tiles: 22-78% recycled	\$2.25-10sf
	Fiberglass Tiles: 25-40% post-industrial recycled	\$2.50-4.25sf
	Wood Panels: 45% recycled	\$16.50-17.25sf
	Metal Tiles: 25% recycled	\$7-8.75sf

Chicago Metallics-'Eurostone'-recyclable/sustainable

# Shell Work Item Description Back-up:

New Finishes Throughout

#### Site Observations:

- 1. The current finishes throughout the building appear to be old, worn, and most are asbestos containing materials.
  - The flooring in the lobby and stairwells is original terrazzo.
  - The flooring in the corridors on the 2nd 5th floors is ACM floor tiles.
  - The floor base consists of rubber-base throughout.
  - All walls (permanent and partition) are painted a basic white.
  - There is some original mosaic tile around the drinking fountains that GSA has requested by saved during the remodel.
  - The ceiling tiles throughout the entire building are 2x5 asbestos containing tiles.
- 2. No LEED acceptable finishes are currently in the facility.

# Recommendations

For the purpose of this study, the cost estimates were based on the following level of finishes:

•	Flooring - VCT	\$2.00 st
•	Base - Rubber Base	\$2.00 lf
•	Walls - Paint	\$1.22 sf
•	Countertops - Plastic Laminate	\$30.00 lf
•	Ceiling Tiles - 2x4 Lay-in Tiles	\$3.75 sf

There are many other alternatives for finish materials that are LEED acceptable. A list of some alternatives are listed below.

#### Flooring Alternatives

- 1. Bamboo-Rapid Renewable
  - Teragren LLC- 1.800.929.6333

\$5.50sf

- Bamtex
- 2. Cork-Rapid Renewable
  - Expanko

\$4.20sf

- Gerbert Itd
- Duro-Design
- 3. Linoleum-Rapid Renewable

  - Armstrong (prices depend on product line and thickness)

\$3.25-6.00sf

- Tarkett Sommer
- 4. Wood FSC Certified
  - Allegheny Mountain Hardwood Flooring
  - Hickman Lumber Co.
  - Agedwoods.com-Reclaimed/Salvaged Woods
  - Adirondack Hardwoods
  - Saranac Hollow Wood Working
- Rubber/Cork

\$3.94sf Expanko

PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

- The public toilet facilities have been modified to improve handicap accessibility, however they do not conform to the complete ADA requirement. These include a fully accessible toilet stall and clear floor areas at fixtures in all public restrooms.
- Numerous private toilet facilities exist throughout the building that typically do not conform to accessibility guidelines.

#### 5. Elevators:

Elevators appear to conform to accessibility guidelines.

# 6. Building Signage:

Building signage has not been comprehensively addressed relative to ADA compliance.
 Restroom, elevator, stair and building service openings should receive signage as the building is renovated.

#### 7. Public Facilities:

Spaces open to the public appear to provide the required ADA access.

#### 8. General Observations:

- At the time the building was surveyed, an elderly gentleman had driven up onto the sidewalk with his vehicle in an attempt to drop-off a disabled person at the building entrance. This event points out the need for a passenger loading and drop-off area located adjacent to an accessible building entrance.
- This surveyor interviewed an individual in a wheelchair regarding the overall accessibility
  of building components. The individual responded that the building had been acceptably
  modified in most regards allowing him to gain access to the required spaces including
  his office, cafeteria, and toilet facilities.

#### Recommendation:

Estimated Cost ECC:

\$278,681.00

- 1. Accessible Route:
  - Construct passenger-loading zone with accessible curb.
- 2. Building Interior:
  - Entrances to be replaced or upgraded with other general building modifications.
  - Corridor barriers to be removed with other general building modifications.
- 3. Building Stairways:
  - Replace handrails.
- 4. Toilet Facilities:
  - · Accessibility to be incorporated with other general building modifications.
  - Private restrooms should be upgraded to meet ADA requirements as well.
- 5. Elevators:
  - No immediate action necessary.
- 6. Building Signage:
  - Provide ADA signage at public spaces.
- 7. Public Facilities:
  - No immediate action necessary.

39

# Work Item #27 Description:

#### **ADA Compliance**

As outlined under the Introduction, Business Plan and Design Narratives of this document, it is anticipated that the James F. Battin Federal Building will most likely be completely renovated as a result of asbestos abatement and modernization.

While the building predates adoption of uniform accessibility standards, it contains no inherent structural obstacles to ADA compliance. The most significant access deficiency is found in certain restrooms, which will be suitably modified as part of the overall building modernization.

The building contains numerous single occupant private restrooms, which at present are not accessible. These will be reconstructed or eliminated as required to comply with accessibility standards, the construction cost to be included with Tenant Improvements.

District Court and Marshals Service facilities are not fully accessible. These areas have been recognized as needing modernization and were previously scheduled for redesign and renovation.

The following outline of accessibility issues assumes that corrective measures are in place for District Court, Marshals Service facilities, Tenant offices, and employee facilities.

#### Site Observations:

- 1. Accessible Route:
  - Parking:
    - Public handicap stalls are provided across one street (north of 26th Street) to the east of the Battin Federal Building at a public parking lot.
    - Space is available in the building basement for accessible parking.
    - No passenger-loading zone is provided. This study recommends that the City of Billings be approached to consider eliminating one lane of southbound traffic on the east side of the building and relocating the City Bus Stop on the south side to a location well away from the Battin Federal Building.
  - Pedestrian surfaces on property surrounding the Courthouse Building are within accepted surface tolerances and for transition slopes.
  - Entries to the building are somewhat hindered by 3/4-inch door threshold and door operation which may exceed 5 pounds of opening pressure.
- 2. Building Interior:
  - Movement throughout the building is generally unimpeded providing building occupants with smooth hard surfaced circulation paths.
  - At some locations accessible drinking fountains project into the circulation path creating a barrier, which will need to be corrected.
- 3. Building Stairways:
  - The building stairway handrails do not conform to profiles required at landings.
- 4. Toilet Facilities:

\*Credit 10.4 Green Cleaning: Low Environmental Impact Pest Management Policy
This credit could be achieved by developing; implementing and maintaining a low environmental impact integrated indoor pest management policy. Evaluation will need to occur to determine what pests are present and what are the current policies. GSA would need to establish this policy specifying the use of cleaning products stated in MR4.1-4.3.

Credit 10.6 Green Cleaning: Low Environmental Impact Cleaning Equipment Policy GSA will need to develop, maintain and adopt a policy of the use of janitorial equipment that maximizes effective reduction of building contaminants with minimum environmental impact. No additional construction cost. Maintenance cost impact.

#### **INNOVATION -**

This category has no required prerequisites and 5 points available. 2 points are to be earned and 3 additional points are possible. Possible points are noted with the asterisk.

# Credit 1.1 LEED EB Innovation Credits

Various ideas for innovation can be explored, should the project find itself falling short of the minimum credit tally of 40 for Silver Rating. Innovation credits for LEED are available for exceeding any of the credits substantially, or by implementing sustainable principles in a way that the scorecard does not already address. Public education is one way to earn a credit under this category. Per LEED, "To take advantage of the educational value of the green building features of a project and to earn a LEED Innovation point, any approach should be ACTIVELY instructional." Two of the following three elements must be included in the educational program:

- 1. A comprehensive signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. This program may include signs to call attention to "green" products or systems.
- 2. The development of a manual, guideline or case study to inform the design of other buildings based on the successes of this project. This manual will be made available to the USGBC for sharing with other projects.
- 3. An educational outreach program or guided tour could be developed to focus on sustainable living, using the project as an example.

# Credit 2 LEED Accredited LEED EB Professional

The design team also has a LEED-accredited professional on the team, which is good for one more additional point toward Certification

#### TOTAL POINTS - 41 Attached is a scorecard of all credits.

\*Items highlighted and noted with the asterisk are potential credits to be achieved based on design decisions or further evaluation. It is encouraged to apply for 3 to 4 more points than is needed, as not all points will be obtained.

# \*Credit 6.2 Controllability of Systems - Thermal Comfort

This credit could be achieved by providing individual temperature and ventilation controls for at least 50% of the building occupants. Individual office could have VAV boxes and thermostats. Costs will be higher for mechanical systems.

# \*Credit 8.1 Daylighting and Views - 2% Daylighting Factor in 50%

# \*Credit 8.2 Daylighting and Views - 2% Daylighting Factor in 75%

These 2 points under this credit could be achieved by providing a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in spaces occupied by critical visual tasks for 50% or 75% of all occupied spaces. The use of light shelves and glare control are required. Daylight software is available to calculate the daylight factor. These credits may be difficult to earn with the existing building footprint. However, creative design and layout of the spaces may provide 1 of the 2 points available.

# \*Credit 8.3 Daylighting and Views: Views 45%

# \*Credit 8.4 Daylighting and Views: Views 90%

These 2 points under this credit could be achieved by providing a direct line of sight to vision glazing in 45% or 90% of regularly occupied spaces. These credits may be difficult to earn with the existing building footprint. However, creative design and layout of the spaces may provide 1 of the 2 points available.

#### Credit 9 Contemporary IAQ Practice

Develop and implement on an ongoing basis an IAQ (Indoor Air Quality) management program for the building based on the EPA document "Building Air Quality: A Guide for Building Owners and Facility Managers," EPA reference number 402-F-91-102, December 1991. Available on the website, <a href="https://www.epa.gov/iag/largebldgs/graphics/iag.pdf">www.epa.gov/iag/largebldgs/graphics/iag.pdf</a>

#### Credit 10.1 Green Cleaning: Entryway Systems

Over the performance period, use entryway systems (grilles, grates, mats, etc.) to reduce the amount of dirt, dust, pollen and other particles entering the building and develop associated cleaning strategies to maintain those entryway systems. Low maintenance vegetation plays a role in reducing the entryway cleaning. Avoid plants that produce berries, flowers or leaves that could be carried into the building. Installation of grilles and grates at the exterior of the building and adequate walk off mats in the vestibules are to be provided.

# \*Credit 10.2 Green Cleaning: Isolation of Janitorial Closets

This credit could be achieved by providing deck-to-deck partitions with separate outside exhausting, no air re-circulation and negative pressure in all janitorial closets and providing hot and cold water and drains plumbed for appropriate disposal of liquid waste and limit exposure to staff of concentrated cleaning solutions. Depending on the layout of the floors and spaces, this point may be possible with mechanical and plumbing design. Moderate construction costs.

# Credit 10.3 Green Cleaning: Low Environmental Impact Cleaning Policy

GSA must provide over the performance period a low-impact cleaning policy addressing sustainable cleaning systems, use of sustainable cleaning products, proper training of personnel, use of hand soaps that do not contain antimicrobial agents (other than as a preservative system), except where required by health codes, and the use of cleaning equipment that reduces the impact of IAQ. No additional construction costs.

# Prerequisite 4 Polychlorinated Biphenyl (PCB) Removal

GSA must have in place a PCB management program. With this project, the scope of the work is to remove all PCB's in the building. A current survey of the facility has been completed. Documentation will be required. Cost impact is based on the amount of PCB's to be removed.

# \*Credit 1 Outdoor Air Delivery Monitoring

This credit could be achieved by installing permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain minimum ventilation rates. Cost premium for monitoring.

#### \*Credit 2 Increased Ventilation

This credit could be achieved by increasing the outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum required by ASHRAE 62.1-2004. Higher cost for increased ventilation.

### \*Credit 3 Construction IAQ Management Plan

This credit could be achieved by performing a 2-week building flush-out with new filtration media at 100% outside air after construction ends and prior to occupancy or perform post construction IAQ testing. There will be a cost premium for IAQ testing and is highly dependent on the contractor. Additional contractor fees will result of multiple requirements.

# Credit 4.1 Documenting Productivity Impacts: Absenteeism and Health Care Cost Impacts

Documentation of the history of absenteeism and healthcare costs of the occupants for the previous five years will need to be done and compared to the absenteeism and healthcare costs for the performance period. GSA will have to perform this documentation or hire a consultant for this work. No construction cost impact.

### \*Credit 4.2 Documenting Productivity Impacts: Other Productivity Impacts

This credit could be achieved by documenting other productivity impacts, beyond those listed in IEQ 4.1. Documentation needs to be the previous 5 years, this may be difficult to track.

# Credit 5.1 Indoor Chemical Pollutant Source Control: Non-Cleaning System- Reduce Particulates in Air Distribution

Install filters with particle removal effectiveness MERV 13 or greater on all outside air intakes and for the returns for the re-circulation of inside air. Establish and follow a regular schedule for maintenance and replacement. Additional cost for filters through construction and maintenance.

# Credit 5.2 Indoor Chemical Pollutant Source Control: Non-Cleaning System- Isolation of High Volume Copying/Print Rooms/Fax Stations

Provide deck-to-deck partitions with outside exhausting, no air re-circulation and negative air pressure to contain and isolate high volume copying/print rooms/fax rooms. Floor plan must provide for this layout and users must be willing to have single location for high volume copying.

#### Credit 6.1 Controllability of Systems - Lighting

Provide lighting controls for at least 50% of building occupants, enabling adjustments to suit individual task needs and preferences. Lighting must to adjustable for each individual by providing ambient lighting and task lighting.

include the following product groups: paint and coatings, adhesives, sealants, carpet, composite panels, agrifiber products and building materials used inside the building. Low-VOC content and zero urea-formaldehyde for each product type is listed in the requirements. Nominal cost for purchasing these products.

Credit 4.1 Sustainable Cleaning Products and Materials - 30% by cost Credit 4.2 Sustainable Cleaning Products and Materials - 60% by cost Credit 4.3 Sustainable Cleaning Products and Materials - 90% by cost

GSA is to implement sustainable purchasing for cleaning materials and products by in-house or outscored service providers. In order to achieve the three points for this credit, 90% of the cost of the cleaning materials must meet Green Seal GS-37 or California Code of Regulations for maximum VOC levels. No construction cost impact. Maintenance cost impact.

Credit 5.1 Occupant Recycling 30% Credit 5.2 Occupant Recycling 40% Credit 5.3 Occupant Recycling 50%

Waste reduction and recycling program is to be in place over the performance period to collect and recycle at least 95% of the batteries used, collect and recycle at least 95% of fluorescent lamps used and divert/recycle 50% of total waste stream to achieve 3 points. GSA is to implement this policy. No construction cost impact. Operations cost impact: reduction of disposal fees, initial increase for recycling.

Credit 6 Additional Toxic Material Reduction: Reduced Mercury in Light Bulbs
This credit is tied to MR Prerequisite 2 and provides for an additional reduction in the amount of mercury in light bulbs. The requirement is to be below 80 picograms per lumen hour. Lamps are available from three manufacturers; GE, Phillips, Sylvania. Minimal cost will be added for these lamps over standard lamp costs.

# INDOOR ENVIRONMENTAL QUALITY -

This category has 4 required prerequisites and 22 points available. 7 points are to be earned and 3 additional points are possible. Possible points are noted with the asterisk.

# Prerequisite 1 Outside Air Introduction and Exhaust Systems

Maintain or modify outside air ventilation distribution system to supply at least the rate required by ASHRAE 62.1-2004 or if not feasible, supply 10 cfm/person. Meet EPA IAQ guidelines and test and maintain the operation of all exhaust systems. As this project intends to replace the mechanical system, this prerequisite should follow the ASHRAE requirement.

# Prerequisite 2 Environmental Tobacco Smoke (ETS) Control

There are options available: Option 1 - prohibit smoking in the building, Option 2 - establish negative pressure in the rooms with smoking. GSA will need to determine which option to adopt.

# Prerequisite 3 Asbestos Removal or Encapsulation

GSA must have in place an asbestos management program. With this project, the scope of the work is to remove all asbestos in the building. A current survey of the facility has been completed. Documentation will be required.

## MATERIALS AND RESOURCES -

This category has 3 required prerequisites and 16 points available. 11 points are to be earned and 1 additional points are possible. Possible points are noted with the asterisk.

Prerequisite 1.1 Source Reduction and Waste Management: Waste Stream Audit GSA will be required to conduct a waste stream audit including paper, glass, plastics, cardboard and metals. Once the baseline is established, operate a procurement/management policy to reduce waste. No additional construction cost. Cost for the audit and revising the policies.

# Prerequisite 1.2 Source Reduction and Waste Management: Storage and Collection of Recyclables

The new floor plan will be required to have an easily accessible, dedicated area for the storage and collection of recyclable material, including glass, paper, cardboard, metal, and plastic. If there is not recycling services available within in 50 miles for one of the identify materials, the building can be granted an exception for that material. Billings currently recycles paper, corrugated cardboard, and metal. There are no facilities for glass and plastic.

Prerequisite 2 Toxic Material Source Reduction: Reduced Mercury in Light Bulbs
This prerequisite establishes and maintains a toxic material source reduction program to reduce
the amount of mercury brought into buildings through the purchase of light bulbs. New light
bulbs to be purchased will need to be below 100 picograms per lumen hour.

Credit 2.1 Optimize Use of Alternative Materials - 10% Credit 2.2 Optimize Use of Alternative Materials - 20% \*Credit 2.3 Optimize Use of Alternative Materials - 30%

Optimize use of alternative materials allows up to 5 points to be earned to reduce the impacts of materials for use in operations and maintenance of buildings. GSA is to maintain a sustainable purchasing program covering at least: office paper, office equipment, furniture, furnishings and building materials. One point will be awarded for each 10% of total purchases over the performance period (on a dollar value) that achieve one of the following:

- Contains at least 70% salvaged material from off site or outside the organization.
- Contains at least 70% salvaged from on site through an internal organization materials and equipment reuse program.
- Contains at least 10% post-consumer or 20% post-industrial material.
- Contains at least 50% rapidly renewable materials.
- Is FSC-certified wood.
- Contains at least 50% materials harvested or processed or extracted and processed within 500 miles of the project.

It is anticipated two of the five credits (or 20% of total purchases) can be achieved through recycled content materials, rapidly renewable products and FSC-certified wood. The third point could be achieved if 30% of total purchases are reached. Costs associated with these points are variable and will be higher than standard products at this time.

Credit 3.1 Optimize Use of IAQ Compliant Products 45% by cost Credit 3.2 Optimize Use of IAQ Compliant Products Additional 45% by cost

Points shall be awarded for the existence of sustainable product purchasing policies. GSA must establish this policy in order to earn the two points allowed under this credit. The policies must

# Credit 3.2: Building Operation and Maintenance: Building Systems Maintenance

This credit requires the Owner to have in place a comprehensive Best Practices Equipment Preventative Maintenance Program that provides in-house resources or contractual services to deliver post warranty maintenance over the performance period. No additional construction cost. Possibly require revised policy on maintenance practices.

# Credit 3.3: Building Operation and Maintenance: Building Systems Monitoring

This credit requires the installation of a system for continuous tracking and optimization of systems that regulate indoor comfort and conditions delivered to occupied spaces. The system must include: continuous monitoring of equipment performance and of indoor environmental conditions, alarms for performance or conditions that need repair, and a system in place that delivers prompt repairs to problems identified. There will be a cost premium for the monitoring systems.

## Credit 4: Additional Ozone Protection - No HCFC or Halons

There is to be zero use of HCFC and Halons in the Battin Federal Building's HVAC&R and fire suppression systems or reduce emissions of refrigerants from base cooling equipment to less than 3% of charge per year. Minimal cost during construction.

Credit 5.1: Performance Measurement: Enhanced Metering Credit 5.2: Performance Measurement: Enhanced Metering \*Credit 5.3 Performance Measurement: Enhanced Metering

To achieve these credits, it is required to install continuous metering systems for any of the following items: (1 credit is earned for each 4 items implemented). It is estimated the 8 systems should be metered to earn 2 points.

- Lighting systems and controls
- Constant and variable motor loads
- Variable frequency drive operation
- Chiller efficiency at variable loads (kW/ton)
- Cooling load
- Air and water economizer and heat recovery cycles
- Air distribution static pressures and ventilation air volumes
- Boiler efficiencies
- Building specific process energy efficiency systems and equipment
- Indoor water risers and outdoor irrigation systems
- Separate building electric meters that allow aggregation of process electrical loads
- Separate building natural gas meters
- Separate meters for all indoor occupant related water use.
- Separate meters for all indoor process water use.
- Separate meters for all outdoor irrigation water use.

This will have a significant cost impact for metering and monitoring these systems.

## Credit 6: Documenting Sustainable Building Cost Impacts

This credit requires a documentation of overall building operating costs for the previous 5 years and track changes in the overall building operating costs for all aspects of LEED-EB implementation. No additional construction costs. Documentation costs by Owner or A/E firm.

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal

# **ENERGY AND ATMOSPHERE -**

This category has 3 required prerequisites and 23 points available. 13 points are to be earned and 3 additional points are possible. Possible points are noted with the asterisk.

# Prerequisite 1: Existing Building Commissioning

The official intent of this prerequisite, as stated in the LEED Reference Guide, is to "verify and ensure that fundamental building elements and systems are designed, installed and calibrated to operate as intended so they can deliver functional and efficient performance."

There are 5 procedures to follow for the existing building commissioning: develop a operation plan for current building usage for all the systems, prepare a testing plan to verify systems are working according to specifications, document all results, repair or upgrade systems found deficient, re-test all repairs or upgrades. Another option is to provide a 1 to 5 year plan for continuous improvement of commissioning requirements.

# Prerequisite 2: Minimum Energy Performance

This prerequisite intends to establish minimum level of energy efficiency as demonstrated by the EPA's ENERGY STAR score of at least 60. Use the EPA's rating system, available at <a href="https://www.energystar.gov">www.energystar.gov</a>, to evaluate the building's performance using data entered from the building physical characteristics, operating and monthly energy consumption for specific building types. CTA will be evaluating the ENERGY STAR score with historical data provided by GSA for the Battin Building.

# Prerequisite 3: Ozone Protection - No CFCs in HVAC&R

The building must not use CFC-based refrigerants in HVAC&R base building systems.

# Credit 1.1: Optimize Energy Performance

With this credit the project can achieve between 1 to 10 points, based on the EPA ENERGY STAR rating system. At this time, we are anticipating 2 points to achieve an ENERGY STAR rating of 67. More calculations and design will need to occur

Credit 2.1:On-site and Off-site Renewable Energy 5% On-site or 25% Off-site Credit 2.2:On-site and Off-site Renewable Energy 10% On-site or 50% Off-site Credit 2.3: On-site and Off-site Renewable Energy 20% On-site or 75% Off-site Credit 2.4: On-site and Off-site Renewable Energy 30% On-site or 100% Off-site

Further exploration is needed to obtain these simple credits. The project team needs to verify whether or not Northwestern Energy will be providing the project's power, and whether or not the client wishes to purchase Green Power for additional monthly fees to their power bill for the purchase of 'green power.' At this time, the approximate additional cost is .02/kWh on the monthly bill for the purchase of 'green power.' A two-year contract with the energy provider is required. No on-site renewable energy is proposed for this project. No additional cost for construction. Operations cost is increased.

# Credit 3.1; Building Operation and Maintenance: Staff education

This credit requires the Owner to have in place a building operation and maintenance staff education program that provides each person working on the maintenance of the building at least 24 hours/year of education over the performance period. No additional construction cost. Maintenance training cost is increased.

# \*Credit 3.4: Alternative Transportation: Car Pooling and Telecommuting

This credit could be achieved. LEED requires that no new parking be added and to provide preferred parking for carpools or van pools capable of serving 5% of building occupants. This would require an agreement with parking lot across the street. No cost.

## Credit 6.1: Heat Island Reduction: Non-roof

LEED requires projects to provide shade (within 5 years) on at least 30% of non-roof impervious surface on the site, including parking lots, walkways, plazas, etc. This is to be accomplished using trees to shade 30% of the impervious surfaces within 5 years. Cost of additional trees and sidewalk work.

## Credit 6.2 Heat Island Reduction: Roof

Have in place over the performance period an Energy Star roofing material for a minimum of 75% of the roof area. According to our evaluation, the existing roof is in good condition, however, one of the program goals is to replace the roof. To meet this credit, a new roof would need to be installed. Determination will need to be made if the roof should be replaced in order to achieve the credit.

# \*Credit 7: Light Pollution

This credit could be achieved. LEED requires all exterior luminaries 50 watts and over need to be shielded. Full replacement may be necessary.

### **WATER EFFICIENCY -**

This category has 2 required prerequisites and 5 points available. Two (2) points are to be earned and 2 additional points are possible. Possible points are noted with the asterisk.

## Prerequisite 1: Minimum Water Efficiency

Reduce fixture potable water usage through automatic control systems and where possible install water conserving plumbing fixtures that meet or exceed Energy Policy Act of 1992. This reduction is a level equal to or greater than a baseline of 120% of water usage if all fixtures met Energy Policy Act of 1992. As the interior of the building will be demolished, the replacement of plumbing fixtures will need to be done to achieve this credit.

## Prerequisite 2: Discharge Water Compliance

Demonstrate compliance with EPA National Pollution Discharge Elimination System (NPDES). If not regulated by this system, the prerequisite is meet. The Battin Federal Building is not required to obtain this permit. The prerequisite is achieved.

#### \*Credit 1.1: Water Efficient Landscape - Reduce Water Use 50%

## \*Credit 1.2: Water Efficient Landscape - Reduce Water Use 95%

These credits could be achieved. Requirement is to use high efficiency irrigation technology to reduce potable water consumption for irrigation by 50% or 95% over conventional means. Determination of scope of site work needs to be made.

# Credit 3.1: Water Use Reduction 10% from baseline

# Credit 3.2: Water Use Reduction 20% from baseline

The intent is to maximize fixture potable water efficiency within the building to reduce the burden on municipal water supply. These two credits can be achieved by using automatic controls, specifying plumbing fixtures that exceed Energy Policy Act of 1992, and by using a combination of ultra-high efficiency or dry fixtures, such as waterless urinals.

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal

# Work Item #26 Description:

Obtaining LEED Silver certification will be required of the renovation.

## Site Observations:

1. An existing building with very minimal site area.

# LEED for Existing Buildings (LEED- EB) Upgrades, Operations and Maintenance - September 2004

CTA has evaluated the current versions of LEED-NC, Version 2.1, and LEED-EB, Ballot Draft Version, and makes the recommendation to pursue the project under LEED -EB.

The goal of LEED-EB is to help building owners operate their buildings in a sustainable way. LEED-EB certification is based on actual building operating performance and as such, building owners must provide at least one year of the building's performance data in the application process.

It is very important to understand that the processes, maintenance and operations play a key role in the rating of the building. It is the owner's responsibility to establish those policies, processes and maintenance to meet the criteria.

The following is a summary of the credit goals. CTA cannot guarantee that a LEED-EB Silver rating will be achieved.

# SUSTAINABLE SITES -

This category has 2 required prerequisites and 14 points available. Four (4) points are to be earned and 3 additional points are possible. Possible points are noted with the asterisk.

## Prerequisite 1: Erosion and Sedimentation Control

An Erosion and Sedimentation Control plan is to be developed that conforms to the best management practices in the EPA's Storm Water Management for Construction Activities. This project will have little to no site work done with minimal erosion and sedimentation during the construction. Minimal cost.

#### Prerequisite 2: Age of Building

The building must be at least two years old and not certified under LEED-NC. No cost impact.

# \*Credit 2: High Development Density Building and Area

This credit could be achieved. This area of Billings may comply with the requirements of the credit. Evaluation and calculations will need to be done. No cost.

# Credit 3.1: Alternative Transportation: Public Transportation Access

The building is located with 1/4-mile of two or more public bus lines. No cost impact.

# Credit 3.2: Alternative Transportation: Bicycle Storage and Changing Rooms

Secure bicycle storage for 1 percent of building occupants is to be provided on-site, and convenient showering/changing facilities are to be provided within 200 yards. Currently, bike racks exists and shower facilities are planned. Additional cost impact.

# Work Item #25 Description:

Structural modifications to prevent progressive collapse.

# Site Observations:

- 1. Reviewed report by Reaveley Engineers & Associates; GSA Order No. P-08-03-JH-0001, and original building design drawings by GSA dated 1962.
  - The Reaveley report recommends retrofitting the beam-to-column and the girder-to-column connections at the perimeter of the building at all floors to provide redundancy in the event of the loss of a perimeter column at any level.
  - The report includes costs for the removal and replacement of finishes; however, all
    finishes are recommended for replacement in other work items. Implementation of the
    structural retrofit in conjunction with remodel projects will substantially reduce costs
    compared to the estimates provided in the report.

#### Recommendation:

Estimated Cost ECC: \$340,960.00

- 1. The feasibility study review concurs with the Reaveley Report. Costs for structural connection retrofitting are included here, without collateral costs incurred to obtain access to structural connections.
- 2. This Work Item will install steel plates welded to structure at each exterior column / beam connection. With all interior finishes removed for asbestos abatement, the structural reinforcement will be installed as though this were a new construction project.

Thermally tempered glass with a security film installed on the interior surface attached to the frame.

Laminated thermally tempered, laminated heat strengthened or laminated annealed glass.

Ballistic resistance may also be considered at the building's public entrance.

It is the recommendation of this Feasibility Study that Option C be used in combination with increased stand off distances and progressive collapse treatment to achieve a significant amount of protection for the building occupants.

# Work Item #24 Description:

Blast Mitigation / Security System Infrastructure Upgrades

## Site Observations:

Based on site visit and a review of the As-Built Drawings the following issues were identified:

- 1. Street/curb/parking is too close to building.
- 2. A major portion of the exterior façade of the Federal Building is comprised of large panels of glass. They pose a significant threat to the building occupants. The explosion of a 1,000 lb devise at a 100 ft standoff distance could break out multiple windows. Because the panels of glass are large and single pane, they could break into dangerous shards.
- 3. The Seismic Hazard Study and Progressive Collapse Study (see Work Item 11) identified glass panels at the northwest corner of the 1st Floor that need to be tempered. If this area is converted to an outdoor smoking area or outdoor patio this glass should be treated the same as the other windows on the building.

## Recommendation:

**Estimated Cost ECC:** 

\$183,443.00

- 1. Request GSA to provide project specific design tactics for blast mitigation at this site.
- 2. GSA should consider approaching the City about moving the curb out one lane to increase the setback to the public street. Note: This scope has been eliminated from the study and cost estimate as a cost savings measure.
  - A medium protection level of 50 feet can be achieved by moving the east curb 19 feet into the existing driving lanes. The distance is18 feet on the south side, increasing to 24 feet on the north side of the building.
  - The alley to the rear (west) of the building remains at high risk of approach.
- 3. Options to reduce the risk to the exterior windows:
  - Replace with shatter-resistant glass. This would be an expensive option unless the cost
    is shared and done in conjunction with an energy upgrade (as recommended in the
    recent Facility Assessment). Work can be done in phases, doing the front façade first
    (nearest the parking lots and drives).
  - Install a safety drape that would be effective in restraining the glass from flying indiscriminately across the room. This work could be done in phases, doing the front façade first (nearest the parking lots and drives).
  - Install a 7 mil minimum PET film over new or existing glass, A or B rating, to be determined by GSA. Attachment, where required, can be achieved with Dow Corning 995 sealant or with structural attachment as required by GSA. Structural attachment methods would need to be carefully evaluated for aesthetics, as these devices may detract from the overall appearance of the building interior.
    - a. Replacement of windows, if accepted under other work items of this report, should be designed with attachment to structure as a key element of blast mitigation design, especially at lower levels.
    - b. Preferred glazing systems include:

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 90% Submittal

Table 1. James F. Battin Federal Building Energy Study Summary

	ECM		Annual Usage	Jsage			\$ Savings		Total \$
	Description	\$ (KWh)	\$ (KW)	\$ Therm	\$ Total	\$ (KWh)	\$ (KW)	\$ Therm	Savings
Base	Base Model	\$118,901	\$48,063	\$107,859	\$274,823				A second
Envelope	) )DB								
13	Increased Wall Insulation	\$119,497	\$48,379	\$98,507	\$266,383	-\$596	-\$316	\$9,352	\$8,440
<del>1</del>	Window Replacement	\$116,343	\$47,357	\$78,090	\$241,790	\$2,558	\$706	\$29,769	\$33,033
<u>ر</u>	Weather Strip Replacement	\$119,618	\$48,457	\$100,867	\$268,942	-\$717	-\$394	\$6,992	\$5,881
Total	Total Combined Envelope Model	\$116,295	\$47,294	\$74,614	\$238,203	\$2,606	\$769	\$33,245	\$36,620
Cahtina									(1) (1) (3)
	Lighting Retrofit	\$95,981	\$36,885	\$106,783	\$239,649	\$22,920	\$11,178	\$1,076	\$35,174
2	Occupator Sensors	\$119,497	\$48,379	\$98,507	\$266,383	-\$596	-\$316	\$9,352	\$8,440
2 2	Davlighting	\$116,696	\$46,429	\$101,834	\$264,959	\$2,205	\$1,634	\$6,025	\$9,864
Total	Total Combined lighting Model	\$91,767	\$33,629	\$108,318	\$233,714	\$27,134	\$14,434	-\$459	\$41,109
HVAC									
33	IVAV Svstem (simple controls)	\$89,967	\$41,254	\$72,572	\$203,793	\$28,934	\$6,809	\$35,287	\$71,030
3b	VAV System w/ DDC	\$86,888	\$40,344	\$60,074	\$187,306	\$32,013	\$7,719	\$47,785	\$87,517
30	VAV System w/ Economizer	\$89,334	\$40,523	\$66,876	\$196,733	\$29,567	\$7,540	\$40,983	\$78,090
3d	VAV System w/ Indirect Evap.	\$87,370	\$39,681	\$60,771	\$187,822	\$31,531	\$8,382	\$47,088	\$87,001
3e	VAV System w/ Low Static Distribution	\$86,748	\$39,067	\$61,307	\$187,122	\$32,153	\$8,996	\$46,552	\$87,701
3	Heat Recovery of Parking Unit wo/ VAV	\$119,319	\$48,420	\$86,818	\$254,557	-\$418	-\$357	\$21,041	\$20,266
Total	Total   Combined HVAC Model	\$84,091	\$38,300	\$53,737	\$176,128	\$34,810	\$9,763	\$54,122	\$98,695
Domes	Domestic Water								
4a	High Efficiency Modulating Heaters	\$119,618	\$48,457	\$100,944	\$269,019	-\$717	-\$394	\$6,915	\$5,804
Total I	<b>Total Model</b> Total Trotal Combined ECM Model	\$54,887	\$22,185	\$47,219	\$124,291	\$64,014	\$25,878	\$60,640	\$150,532

- Low static duct systems with high efficiency take-offs and diffusers
- Heat recovery of building exhaust systems, parking garage ventilation
- Baseboard perimeter hot water heating
- CO2 monitored ventilation system
- Zone temp unoccupied set back
- Occupied/unoccupied area control
- · Optimal building startup
- 4. Domestic Water Heating:
  - High efficiency modulating gas water heaters
  - Set supply water temperature at 115 to 120 deg F
  - Low flow plumbing fixtures

The costs of the above items have been incorporated into other cost estimates in this study. If the addition of the 'Parking garage ventilation Heat Recovery System' were considered for the HVAC system, the cost would be an additional \$97,333.

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal GSA No. PR20040830039

# Work Item #23 Description:

**Energy Conservation Upgrades** 

#### Site Observations:

- 1. A review of the original construction documents and a site investigation identified the following system to be evaluated for upgrades:
  - Building Envelope
  - Lighting Systems
  - HVAC Systems
  - Domestic Water Heating

#### Recommendation:

Estimated Cost ECC: \$611,928.00

Costs address including new exterior Windows and the installation of a heat recovery system with the basement ventilation fans.

The following building systems were modeled to determine potential energy cost savings. The analysis results are summarized in Table 1. Each Energy Conservation Measure (ECM) was analyzed separately and then as a combined model to determine the impact of the interactions between ECM's. An estimated \$150,500 in annual energy savings may be obtained if all ECM's were incorporated into the building's construction. The ECM's to be included are:

- 1. Building Envelope to be Upgraded to Include:
  - · Addition of insulation to exterior walls
  - Upgrade windows
  - Exterior door weather stripping and seals
- 2. Lighting Systems Shall Include:
  - New light fixtures to be energy efficient T8 lamps with electronic ballasts
  - Lighting control occupancy sensors
  - Perimeter areas to have day-lighting controls and sensors
  - LED exit signs
  - Adjust lighting levels to comply with IES standards
- 3. HVAC Systems Design Shall Incorporate:
  - VAV terminal boxes
  - DDC Controls
  - Economizer cooling
  - · Indirect evaporative cooling

# Recommendation:

Estimated Cost ECC:

\$269,362.00

- 1. Sewage Ejector Sumps/Pumps:
  - Keep sewage ejector in mid-level basement refrigeration room.
  - Keep sewage ejector in basement boiler room.
- 2. Ground Water Sumps/Pumps:
  - Keep sump and slotted grate in the basement transformer room. Install two new pumps and control panel, install a new 2-inch discharge line to the nearest storm sewer line in the basement or parking garage.
- 3. Foundation/Slab Water Seepage:
  - Mid-Level Basement: Install new groundwater sump in mid-level basement to draw down high water table and relieve hydrostatic pressure under floor slab. The discharge line would connect to the nearest storm sewer line in the parking garage. Also install approximately 60 LF of 4-inch perforated pipe with filter fabric in this room, about 18 inches below floor slab. This will help with alleviating the groundwater infiltration problem currently occurring in that room. The 10-feet deep basin would also have perforated holes so that groundwater could percolate directly into the basin.
  - Basement Boiler Room: Install new groundwater sump in boiler room to draw down high water table and relieve hydrostatic pressure on foundation walls and under floor slab. The discharge line would connect to the nearest storm sewer line in the parking garage. Also install approximately 120 LF of 4-inch perforated pipe with filter fabric in this room, about 18-inches below floor slab. This will help with alleviating the groundwater infiltration problem currently occurring in that room. The 10-feet deep basin would also have perforated holes so that groundwater could percolate directly into the basin.
- 4. Install a mid-level basement and basement sump-pump system to drawdown the surrounding water table and reduce the hydrostatic water pressure on floor slabs and foundation walls.
  - Using stiff wire brush and light acidic compound solution; remove salts from surface of foundation walls and floors. Clean/prime and paint floors in affected areas to match existing in basement switch gear room and mid-level basement refrigeration room.

# Work Item #20 Description:

Add Redundant Sump Pumps and Basement Water Infiltration: Basement Boiler Room/Switchgear Room/Transformer Room and Mid-Level Basement Refrigeration Equipment Room

#### Site Observations:

- 1. Sewage Ejector Sumps/Pumps:
  - Existing sewage ejector in midlevel basement refrigeration room.
  - Existing sewage ejector in basement boiler room.
- 2. Ground Water Sumps/Pumps:
  - Existing groundwater sump in electrical transformer room. Note: Room is at same level as basement boiler room. There is only a 3/4" discharge line on the duplex pump system.
- 3. Foundation/Slab Water Seepage:
  - Cracks in the foundation walls at the basement level (boiler room, switch gear room, and transformer room) have been repaired in a past maintenance project. High groundwater level and the associated seepage through the basement foundation walls/floor and midlevel basement floor continue to be an issue.

# Site Observations: Basement Water Infiltration

- 1. Review of past Geotechnical reports indicate the ground water level is approximately 6 to 7 feet above the level of the floor of the basement boiler room, switch gear room, and transformer room. Higher levels occur during spring run-off. Past efforts to mitigate the water seepage have been marginally effective but water continues to infiltrate the basement areas. Previous cracks in east, west, and south basement foundation walls appear to have been repaired using cementitious material per Alternative A described in the 1994 "Water Infiltration" Study by Merrick and Company Architect/Engineers.
- 2. Per the building maintenance engineer, water seeps through repaired basement foundation wall crack locations in the spring when the ground water levels rise. Salt deposits (efflorescence) were visible on the lower portion of crack repair areas.
- 3. Water staining and salt deposits are visible under an abandoned condensate line penetrating the east basement foundation wall directly inside the door to the boiler room.
- 4. Water is currently seeping up through the floor near the east door into the basement electric switchgear room. A small area of the floor is wet.
- 5. Staining and salt deposits (efflorescence) are visible on the floor slab along the west side of the mid-level basement refrigeration equipment room.

### Recommendation:

Estimated Cost ECC: \$1

\$1,516,326,00

- 1. Fire Alarm System:
  - Install a new addressable fire alarm system with voice activation, complying with NFPA, P100 and ADA requirements.

# 2. Fire Sprinkler System:

- Base Design: During the remodel, a fire sprinkler system will be installed to serve the
  entire facility. The existing standpipes can serve as risers for the three wings (no more
  than 52,000 SF on each level) with zone valves for each floor from each standpipe. Flow
  switches for each zone will be connected to the new fire alarm system to help identify
  the location in the event of a fire. There is adequate ceiling space (approximately 4 feet)
  throughout the building to install fire sprinkler mains and branch piping.
- Fire Pump: The static pressure/residual pressure (75psi/60 psi) is marginal considering the height of the facility. The elevation pressure requirement for the 75 feet high facility is 32 psi. This leaves only 28 psi left to satisfy the pressure requirement for the facility including backflow preventer pressure drop, piping system pressure loss, sprinkler head minimum operating pressure, and a 10 percent safety margin. It is likely that a fire pump will be required for the new fire sprinkler system. A one-hour fire rated room (approximately 12x16 feet) will have to be constructed to house the fire pump and accessory equipment, preferably near the fire line entrance to the building. It is anticipated that the fire pump driver will be electric and be connected to the emergency power source (generator) in the event that main power is lost.
- Existing Basement System: It is recommended that this system be replaced since the sprinkler heads are required to be replaced per NFPA 13 after 50 years of service. The condition of the existing sprinkler piping is unknown, particularly any effects from corrosion, scale, or microbiological activity. It is recommended that the smaller branch piping be replaced as well to ensure proper performance.
- 1st Floor (BOR) Computer Room: This system could remain in service after the remodel.
- 3rd Floor Finance Stacked File Room: If this remains, the fire sprinklers must be designed to accommodate special spacing of heads in this room.
- Cafeteria Exhaust Hood: The cafeteria will be relocated during the remodel and will receive new fire suppression system for the hood.
- Provide a (12x16) CMU wall room for the fire pump.

# Work Item #18 Description:

Add Fire Sprinklers and New Alarm System

#### Site Observations:

# 1. Fire Alarm System:

The building is equipped with a Simplex 4100 fire alarm system. The main fire alarm control panel is located in the basement (control room adjacent to the boiler room).
 Manual pull stations are installed at the building exits and at stairwell entrances and exits. Smoke detectors are installed in corridors and the elevator lobbies for elevator recall. The system is a zoned type fire alarm system.

# 2. Fire Sprinkler System:

- The existing building is served by a 6-inch fire water line, which enters the building near the southeast corner of the building. The static water pressure at the building is 75 psi with a residual pressure of 60 psi at 600 gpm.
- The basement and parking garage of the building are sprinkled with an existing wet pipe system. Piping is exposed since the space, including the parking garage, is heated. The loading dock area on the first level is also sprinkled and the pipe is insulated to protect against freezing when the overhead doors are open. The original sprinkler system serving the basement and parking garage was installed during the original construction and is now approximately 40 years old.
- The center, south, and north stairwells have automatic 6-inch standpipes with 2-1/2 inch capped hose connections. Additionally, there are hose station cabinets, which are connected to the standpipes on each floor. The standpipes are enclosed in a chase except at the basement level and roof level (north and south wings). The roof hose connections are valved-off and kept dry with a balldrip valve to protect against the possibility of freezing.
- The computer room on the 1st Floor has a raised floor and an Ansul Autopulse IQ-301 inergen (gaseous clean agent) fire suppression system. The system has three (3) heads located under the floor and one (1) head above the floor to control a fire in this sensitive electronics area. The system is connected to the fire alarm system and has four (4) gas cylinders to supply the inergen gas in the event a fire is detected.
- Finance on the 3rd Floor has a motorized file cabinet system with a self-contained halon fire protection system. The use of halon has been phased out and should be removed from the Finance file cabinet during the remodel. This system is not connected to the fire alarm system.
- The cafeteria has a hood over the electric griddle with a fire suppression system. The cafeteria will be relocated during the remodel.

# Work Item #17 Description:

Replace Plumbing (Roof Drains, Sanitary Drains and Domestic Water Supply)

#### Site Observations:

- 1. Roof drain piping is cast iron and was installed in 1962. With this piping approaching 50 years old, it is close to the end of its projected life cycle. The roof drains themselves appear to be in good condition, and if the roof is not replaced, these could be left in place. There are no overflow drains on the roof, and no internal overflow drainpipe system.
- Sanitary sewer and vent piping is cast iron and was installed in 1962. With this piping
  approaching 50 years old, it is close to the end of its projected life cycle. Previous site
  observations from other projects in this building have indicated some soft spots at various
  sewer pipe locations at existing restroom groups.
- 3. Domestic water supply piping is copper and was installed in 1962. With this piping approaching 50 years old, it is close to the end of its projected life cycle. Soldered joints that were installed 50 years ago would also have a very high probability of lead in the solder.

Recommendation: Estimated Cost ECC: \$318,897.00

- 1. Replace roof drain piping with new cast iron no-hub pipe. This piping would go from just below the roof, to the basement where the storm system exits in the building. If the roof is not replaced, this pipe would connect to existing roof drains.
- 2. Replace the sanitary sewer and vent piping with new cast iron no-hub pipe, including all branch lines to fixtures and riser mains at restroom groups. This piping would go to the basement where the sewer piping exits the building.
- Replace domestic water supply piping with Type L copper. This includes cold and hot water, and hot water re-circulation lines. No lead solder or mechanical type grooved fittings would be used to join piping.

# Work Item #15 Description:

Replace Primary and Secondary Switchgear; Balance Each Floor's Electrical System

# Site Observations:

- 1. Primary power is feeding utility owned transformers located in a transformer vault in the sub-basement. The utility transformers feed a 3,000 amp, 277/480 volt main distribution panel (MDP) located in the sub-basement main electrical room. Power is fed from the MDP to three (3) bus ducts that rise through the building (north and south bus ducts at 800 amps each, and the center bus duct at 1200 amps). The bus ducts are tapped at each floor and supply 277/480V power panels. The 480V panels feed lights and equipment operating at that voltage, they also supply dry type transformers that reduce the voltage to 120/208V, which is used for receptacles and other equipment loads.
- The existing distribution equipment manufacturer is Industrial Electric Manufacturing Inc.
   The MDP and sub-distribution panels are equipped with Square D overcurrent devices (fused switches and circuit breakers). The installed equipment is not original to the building.
- The original bus duct feeder system and tap disconnects are original to the building and manufactured by Federal Pacific Electric (the FPE company is out of business and the equipment is obsolete).

Recommendation: Estimated Cost ECC: \$904,265.00

- 1. Replace the existing main distribution equipment. Remove the oil filled primary transformers located in the sub-basement and install an exterior, pad-mounted transformer.
- 2. Install new bus duct system to electrical sub distribution rooms on each floor and provide disconnect taps for feeds to branch circuit panel boards.
- 3. Replace branch circuit panel boards with new panels (both 480V and 208V).
- 4. Provide three (3) 8x10 rooms on the 1st through 5th floors. Each room would be equipped with static-dissipative tile, rubber base, gypsum board walls and ceiling.

# Work Item #14 Description:

Computer / Data Closet - 24 Hour Cooling System

#### Site Observations:

1. A Liebert 5-ton computer room unit with 100 percent redundancy serves the BOR computer room. Several other self-contained cooling units exist in the building for the Tenant and building's central phone / data equipment rooms.

#### Recommendation:

Estimated Cost ECC:

\$173,791.00

- 1. Add 24-hour cooling system with flexibility for future expansion and/or remodel.
- 2. Install glycol fluid cooling towers, multiple circulating pumps, piping and associated piping accessories to circulate cooling to glycol cooled ceiling mounted computer room units. Redundant closed circuit fluid coolers and pumping systems provide the reliance and backup required for this system. Piping supply and return mains would be run to each floor providing the ability for future Tenants to connect to the system as the demand required. Each computer room unit would include cooling and humidity control and air distribution. Units are glycol cooled to allow for non-mechanical ("free") cooling when outdoor conditions permit. The estimate assumed 10 tons of cooling per floor for a total system capacity of 50 tons. It is noted that the above cost is for the cooling system only and does not include costs for the individual computer room units. Budget costs for various cool capacities are provide in the supplemental worksheet.

Housing Plan James Battin FB/CT

Basement

Billings, Montana Prospectus #

Locations		Current	rent			Prop	Proposed	
	7	Usable Square Feet (USF)	e Feet (US)	6	Ω	Usable Square Feet (USF)	e Feet (US)	٦)
	Office	Storage	Special	Special Total USE	Office	Storage	I	Special Total USF
FB/CT 316 North 26th Street								
U.S. District Court	)	556	0	556	0	347	0	347
Bureau of Reclamation	0	2,285	0	2,285	0	2,442	0	2,442
U.S. Marshals Service	0	0	0	0	0	656	1,380	2,036
Department of Interior - Field Solicitors	3	0	0	0	0	0	0	0
DHS - Federal Protective Services	)	278	0	278	0	278	0	278
U.S. Attorney's Office	0	215	0	215	0	215	0	215
Bureau of Indian Affairs (BIA)	0	197	0	191	0	0	0	0
GSA - PBS	)	0	0	0	0	1,597	0	1,597
Joint Use	0	922	0	922	0	424	0	424
Probation	3	0	0	0	0	0	0	0
DOT - Fed. RR Adm				0	0	0	0	0
ID - Office IG				0	0	0	0	0
USA - COE				0	0	0	0	0
DHS-TSA				0	0	0	0	0
Interior Office H&A				0	0	0	0	0
Unassigned Space	0	0	0	0	0	167	0	191
Total	0	5,023	0	5,023	0	6,726	1,380	8,106

Common Usage Breakdown	Building C	Building Common Areas USF	eas USF	
	*****		Current	Current Proposed
Joint Use	Mechanical Rooms	Rooms	6,339	6,256
203 SF. TTO (Office - Break Room)	Toilets		211	211
	Custodial		447	447
GSA	Circ Horiz.	.2	186	186
Nonc				
278 SF - GNS (Storage)				
	Parking w/ circulation	circulation	4,836	4,836
	Total:		15,814	12,731

Special Space		Proposed USF
Holding Cell	=	
Private Toilets	lets	
Physical Fitness	ness	
Conference		
Library		
ADP		
Courtroom		
Judicial Chambers	ambers	
Food Service	Se	
Sallyport		1,380
Vault		
Total:		1,380

200 400	200
Gross Footprint	41,615
Rentable Footprint	
Exterior Wall (GSA)	894
Vert. Penetrations	1,292
Total:	39,429
Current	

Vertical Penetrations

20,837	Uscable + Common =
	Proposed
20,837	Useable + Common =
	Current

1,292

1,292

Total:

Opening to Sub-Base

Main Duct Chase Elevators

Stairs

O

Housing Plan James Battin FB/CT

1st Floor

Billings, Montana Prospectus #

Locations		Current	rent			Proj	Proposed	
	n	sable Squar	Usuble Square Feet (USF)	(2	r	Isable Squa	Usable Square Feet (USF)	)
	Office	Storage		Special  Total USF	Office	Storage	Special	Special Total USF
FB/CT 316 North 26th Street								
U.S. District Court	0	0	0	0	0	0	0	0
Bureau of Reclamation	10,738	0	2,884	13,622	0	0	0	0
U.S. Marshals Service	0	0	0	0	0	0	0	0
Department of Interior - Field Solicitors	0	0	0	0	0		0	0
DHS - Federal Protective Services	540	0	0	540	540	0	0	540
U.S. Attorney's Office	0	0	0	0	0	0	0	0
Bureau of Indian Affairs (BIA)	0	0	0	0	0	0	0	0
GSA - PBS	0	0	0	0	1,278	0	0	1,278
Joint Use (Cafeteria, Business Center, Conference								
Center, Fitness, Loading Dock	119	0	340	459		0	5,156	5,156
Probation	0	0	0	0	0	0	0	0
DOT - Fed. RR Adm	0	0	0	0	1350	150	0	1500
ID - Office IG	0	0	0	0	1647	180	0	1827
USA - COE	0	0	0	0	220	100	0	320
DHS-TSA	0	0	0	0	0	0	0	0
Interior Office H&A	0	0	0	0	0	0	0	0
Unassigned Space	0	0	0	0	3,915	0	0	3,915
Total	11,397	0	3,224	14,621	8,950	430	5,156	14,536

Common Usage Breakdown	Building C	Building Common Areas USF	s USF			S
	1		Current	Current Proposed		130
Joint Use	Mechanical Rooms	Rooms	1,942	1,398	544	He
367 SF - Offices	Toilets		186	186	0	Fly
340 SF - FDS	Custodial		203	40	163	Ö
	Circ Horiz.	.2	6,662	6,973	<del>,</del> 3 =	Bu
GSA	Loading			668	AD	ΑD
540 SF - TTO (Offices)						ਹੈ
						<u>)</u> E
						Ροс
A CONTRACTOR OF THE CONTRACTOR						ıαV
	Total:		882,6	10,060	396 To	$T_0$
The state of the s						

Special Space		Proposed USF
Holding Cell	11	
544 Health Unit		058
OPhysical Fitness	mess	230
163 Conference		0 <i>LL</i> I
-311 Bus Center		235
ADP		
Courtroom		
Judicial Chambers	ambers	
Food Service	ခင	2,071
Vault		
396 Total:		5,156

Gross Area	Gross Footprint	ORentable Footprint	0 Exterior Wall (GSA)	-121 Vert. Penetrations		Total:	Current	121 Useable + Common =	Proposed	275 Useable + Common =	
		0	0	12				-(2		275	
	Proposed	881	199	355	•			1,435			
	Current	881	199	234				1,314			

USF 26,176

Vertical Penetrations

453 1,314

24,409

24,409 24,596

-12	1,435	1,314		Total:
	•			
-12	355	234		Elevators
	199	199	Chase	Main Duct
	881	881		Stairs
	110,000,01	Carren		

ო

32,509 32,397

32,398

Housing Plan James Battin FB/CT

2nd Floor

Billings, Montana Prospectus #

		Current	rent			LIOI	Proposed	
	n	Usable Square Feet (USF)	e Feet (USI	ري (	Ω	Usable Square Feet (USF)	re Feet (US)	F)
	Office	Storage	Special	Special Total USE	Office	Storage		Special Total USF
FB/CT 316 North 26th Street								
U.S. District Court	0	0	0	0	0	0	0	0
Bureau of Reclamation	23,635	0	0	23,635	28,987	0	0	28,987
U.S. Marshals Service	0	0	0	0	0	0	0	0
Department of Interior - Field Solicitors	0	0	0	0	0	0	0	0
DHS - Federal Protective Services	0	0	0	0	0 .	0	0	0
U.S. Attorney's Office	0	0	0	0	0	0	0	0
Burcau of Indian Affairs (BIA)	0	0	0	0	0	0	0	0
GSA - PBS	0	0	0	0	0	0	0	0
Joint Use	0	0	565	565	0	0	0	0
Probation	0	0	0	0	0	0	0	0
DOT - Fed. RR Adm	0	0	0	0	0	0	0	0
ID - Office IG	0	0	0	0	0	0	0	0
USA - COE	0	0	0	0	0	0	0	0
DHS-TSA	0	0	0	0	0	0	0	0
Interior Office H&A	0	0	0	0	0	0	0	0
Unassigned Space	0	0	0	0	0	0	0	0
Total	23,635	0	595	24,200	28,987	0	0	28,987

Common Usage Breakdown	Building Common Areas USF	mon Are	as USF			Specia
			Current	Current Proposed		Holdin
Joint Use	Mechanical Rooms	Sunoc	2,359	1,398	196	Private
565 SF - CFT (Conf. Room)	Toilets		1,263	1,263	0	0 Physic
	Custodial		55	40	15	Confer
GSA	Circ Horiz.		4,632	709	3,923	1,923 Library
None						ADP
						Courtr
						Judicia
						Food S
						Sallypo
						Vault
	Total:		8,309	3,410	4,899	Total:

Hol 961 Priv		opensi opace	1.10	rroposed USE
961 Priv	Holding Cell	1		
	961 Private Toilets	ets		
0 Phy	OPhysical Fitness	ness		
15 Con	15 Conference			
3,923 Library	rary			
ADP	Ь			
Cor	Courtroom			
Jud	Judicial Chambers	unbers		
Foo	Food Service	e		
Sall	Sallyport			
Vault	ılt			
4,899 Total:	al:			0

Gross Area	Gross Footprint	Rentable Footprint	Exterior Wall (GSA)	Vert. Penetrations		Total:	Current	-112 Useable + Common =	Proposed	4.787 Useable + Common =	
	Current Proposed	877	177	355				1,409			
	Current	877	177	243				1,297			
Su											

USF 35,028

1,221

	Vertical Fenetrations		
		Current	Current Proposed
Stairs		877	877
Main Duct Chase	hase	177	177
Elevators		243	355
Total:		1,297	1,409

Housing Plan James Battin FB/CT

3rd Floor

Billings, Montana Prospectus #

Locations		Current	rent			Prog	Proposed	70700
	Ω	Usable Square Feet (USF)	e Feet (USI	<i>(</i> -	n	Usable Square Feet (USF)	e Feet (US)	F)
	Office	Storage		Special Total USF	Office	Storage	Special	Total USI
FB/CT 316 North 26th Street				0		2		-
U.S. District Court	0	0	0	0				
Bureau of Reclamation	4,632	0	632	5,264	13377	0	0	13377
U.S. Marshals Service	0	0	0	0	0	0	0	
Department of Interior - Field Solicitors	3,783	0	0	3,783	7445	0	0	7445
DHS - Federal Protective Services	819	0	0	819	819	0	0	819
U.S. Attorney's Office	0	0	0	0	0	0	0	
Bureau of Indian Affairs (BIA)	8,444	0	722	9,166	0	0	0	
GSA - PBS	648	0	0	648	0	0	0	
Joint Use - (Nurse, Cafeteria & Conference Center)	0	49	4,391	4,440	0	0	0	
Probation	0	0	0	0	0	0	0	
DOT - Fed. RR Adm	0	0	0	0	0	0	0	
ID - Office IG	0	0	0	0	0	0	0	
USA - COE	0	0	0	0	0	0	0	
DHS-TSA	0	0	0	0	0.	0	0	0
Interior Office H&A	0	0	0	0	2933	320	400	3653
Unassigned Space	0	0	0	0	1696	0	0	9691
Total	18,326	49	5,745	24,120	26,270	320	400	26

Common Usage Breakdown	Building C	Building Common Areas USF	eas USF			Spec
			Current	Current Proposed		Hold
Joint Use	Mechanical Rooms	Rooms	2,352	1,398	954	Prive
172 SF - FDS	Toilets		1,259	1,259	0	Phys
49 SF - GNS	Custodial		19	40	21	Coll
2,200 SF - CAF (Cafeteria)	Circ Horiz.	7.	4,655	2,648	2,007	07 Libra
1,804 SF - CFT (Conf. Room)						ADP
847 SF - HUT					•	Cour
						Judic
GSA						Food
1,467 SF - TTO (Offices)						Sally
						Vaul
	Total:		8,327	5,345	2982 Total	Tota

	Special Space		Proposed USF
	Holding Cell	=	
954	954 Private Toilets	lets	
0	O Physical Fitness	iness	
2	21 Conference		
2,007	Library		
	ADP		
	Courtroom		
_	Judicial Chambers	ambers	
	Food Service	e,	
	Sallyport		
	Vault		
2982	2982 Total:		0
	V 40000		CTUIT

Gross Area	ASD.
Gross Footprint	35,028
Rentable Footprint	
Exterior Wall (GSA)	1,238
Vert. Penetrations	1,455
Total:	32,335
Current	
-112 Useable + Common =	32,447
Proposed	

Current 902 198 355

Proposed 902 198 243

Stairs
Main Duct Chase
Elevators

Vertical Penetrations

Current	
-112 Useable + Common =	32,447
Proposed	
2870 Useable + Common =	32,335

1,455

1,343

Total:

Housing Plan James Battin FB/CT

4th Floor

Billings, Montana Prospectus #

Locations		Current	rent			Prop	Proposed	
	$\gamma$	Usable Square Feet (USF)	e Feet (USI	ر.	η	Usable Square Feet (USF)	e Feet (USI	٦)
	Office	Storage		Special Total USF	Office	Storage		Special Total USF
FB/CT 316 North 26th Street								
U.S. District Court	0	0	0	0	0	0	0	0
Bureau of Reclamation	0	0	0	0	0	0	0	0
U.S. Marshals Service	0	0	0	0	16079	0	0	16079
Department of Interior - Field Solicitors	0	0	0	0	0	0	0	0
DHS - Federal Protective Services	0	0	0	0	0	0	0	0
U.S. Attorney's Office	0	0	0	0	0	0	0	0
Bureau of Indian Affairs (BIA)	23,377	0	638	24,015	0	0	0	0
GSA - PBS	0	0	0	0	0	0	0	0
Joint Use	0	0	0	0	0	0	0	0
Probation	0	0	0	0	2009	180	350	6537
DOT - Fed. RR Adm	0	0	0	0	0	0	0	0
ID - Office IG	0	0	0	0	0	0	0	0
USA - COE	0	0	0	0	0	0	0	0
DHS-TSA	0	0	0	0	2423	320	200	2943
Interior Office H&A	0	0	0	0	0	0	0	0
Unassigned	0	0	0	0	1189	0	0	1189
Total	23,377	0	638	24,015	25,698	500	550	26,748

Common Usage Breakdown	Building Common Areas USF	unon Areas	S USF		
			Current	Current Proposed	
Joint Use	Mechanical Rooms	SILLOC	2,337	1,398	939
None	Toilets		1,110	1,200	06-
	Custodial		250	40	210
GSA	Circ Horiz.		4,571	2,785	1786
None					
	Total:		8,268	5,423	2845

		_										
I USE												0
Proposed USF												
Pro					Γ							
e e		sts	ess					Indicial Chambers	4)			
Spa	g Cell	Toile	11 Film	suce		_	mon	l Cha	gryice	rt		
Special Space	Holding Cell	939 Private Toilets	-90 Physical Fitness	210 Conference	1786 Library	ADP	Courtroom	dicia	Food Service	Sallyport	Vault	2845 Total:
S	工	ايجا	<u> </u>	Ö	Ä	≺	$\circ$	ĭ	Ľ	Ś	>	
		930	9	21(	78(							84.
					_							7

	Gross Area	OSE
	Gross Footprint	35,028
<del>-</del>	ORentable Footprint	
0	0 Exterior Wall (GSA)	1,219
-112	-112 Vert. Penetrations	1,638
11. 11	Total:	32,171
, 0	Current	
-112	-112 Uscable + Common =	32,283
-	Proposed	
•		,

Stairs Main Duct Chase Elevators

Vertical Penetrations

CIO	CIOSS I COLPITIE	070,00
ORent	O Rentable Footprint	
0 Exter	0 Exterior Wall (GSA)	1,219
-112 Vert.	-112 Vert. Penetrations	1,638
Total:	:	32,171
Current	ון	
-112 Usca	-112 Uscable + Common =	32,283
Proposed	pa	
2733 Useal	ble + Common =	32,171
Curren -112 Uscal Prupus 2733 Useal	Current -112 Uscable + Common = Proposed 2733 Useable + Common =	32,2

1,638

1,526

Total:

9

Housing Plan James Battin FB/CT

5th Floor

Billings, Montana Prospectus #

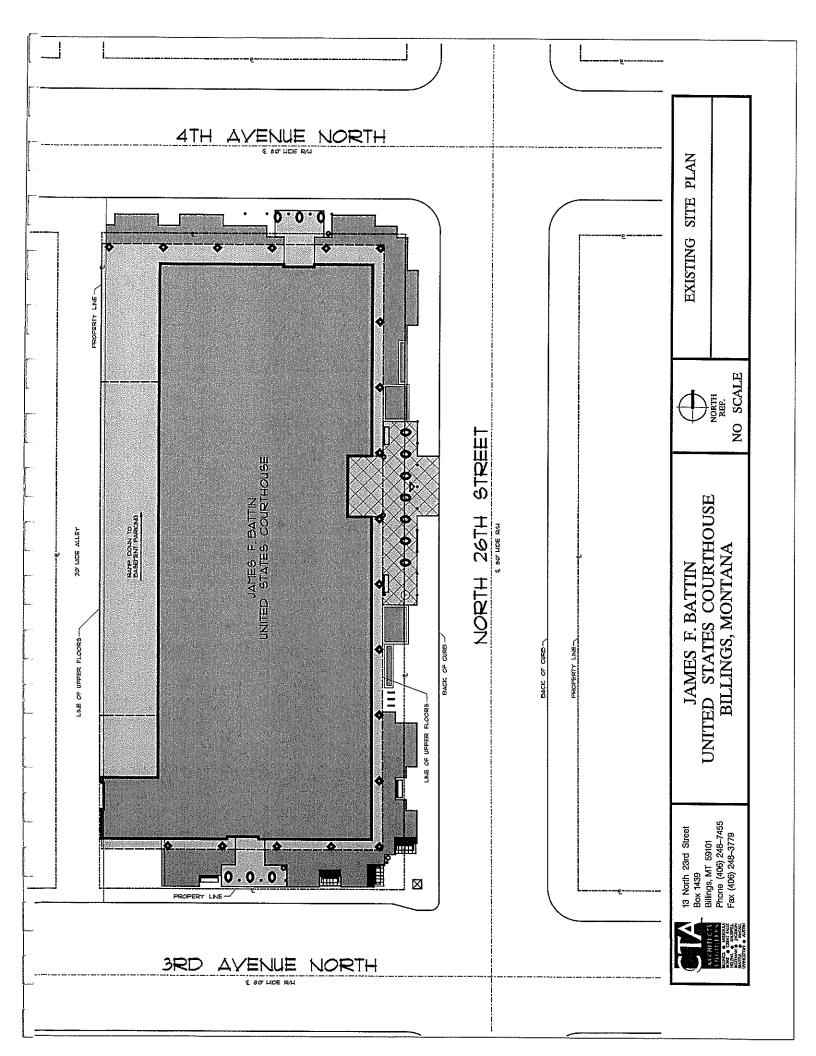
Locations		Current	rent			Pro	Proposed	
	7	Usable Square Feet (USF)	e Feet (USI	ر)		Usable Sque	Usable Square Feet (USF)	
	Office	Storage	Special	Special   Total USF	Office	Storage	Special	Total 11SE
FB/CT 316 North 26th Street								
U.S. District Court	8,938	0	12,428	21,366	5975	1285	14.315	21575
Bureau of Reclamation	0	0	0	0	0	0		
U.S. Marshals Service	3,228	0	24	3,252	2795	0	1.348	4143
Department of Interior - Field Solicitors	0	0	0	0	0	0	C	
DHS - Federal Protective Services	0	0	0	0	0	0	0	
U.S. Attorney's Office	876	0	0	876	876	0	0	876
Bureau of Indian Affairs (BIA)	0	0	0	0	0	0	0	
GSA - PBS	0	0	0	0	0	0	0	
Joint Use	0	0	0	0	0	0	0	
Probation	0	0	0	0	0	0	0	
DOT - Fed. RR Adm	0	0	0	0	0	0	0	0
ID - Office IG	0	0	0	0	0	0	0	
USA - COE	0	0	0	0	0	0	0	0
DHS-TSA	0	0	0	0	0	0	0	
Interior Office H&A	0	0	0	0	0	0	0	0
Unassigned	0	0	0	0	0	0	0	0
Total	13,042	0	12,452	25,494	9,646	1,285	15,663	26.594

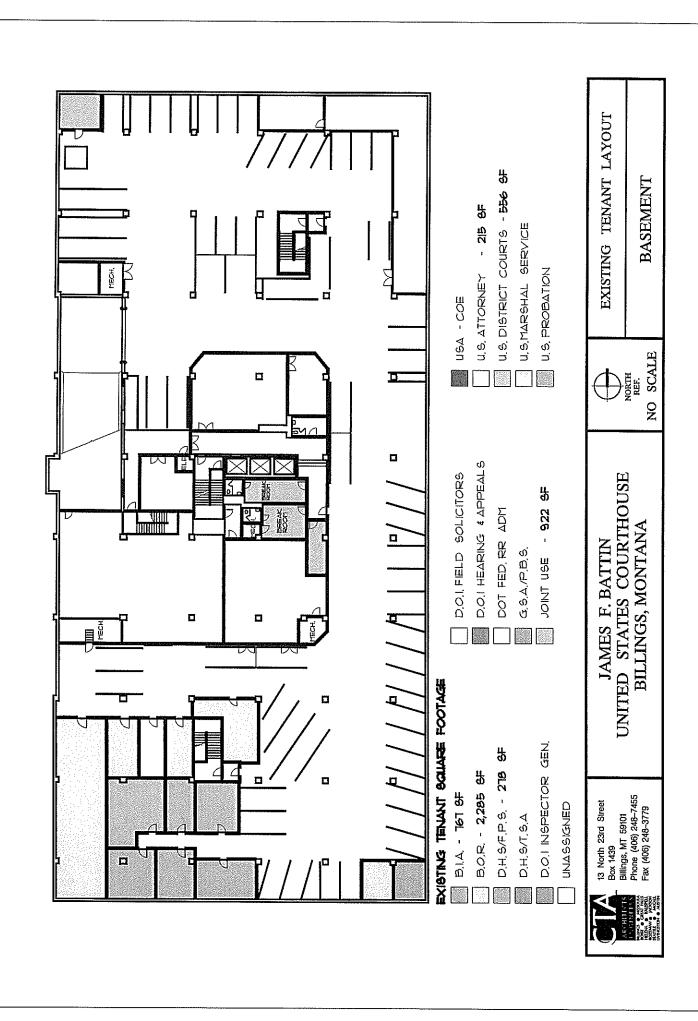
Common Usage Breakdown	Building C	Building Common Areas USF	IS USF		
A CONTRACTOR AND A CONT	0		Current	Current Proposed	
Joint Use	Mechanical Rooms	Rooms	3,339	1,398	1,941
None	Toilets		523	1,180	-657
	Custodial		27	40	-13(
GSA	Circ Horiz.	.2	4,033	3,127	906
None					
	•				
	Total:		7,922	5,745	2177

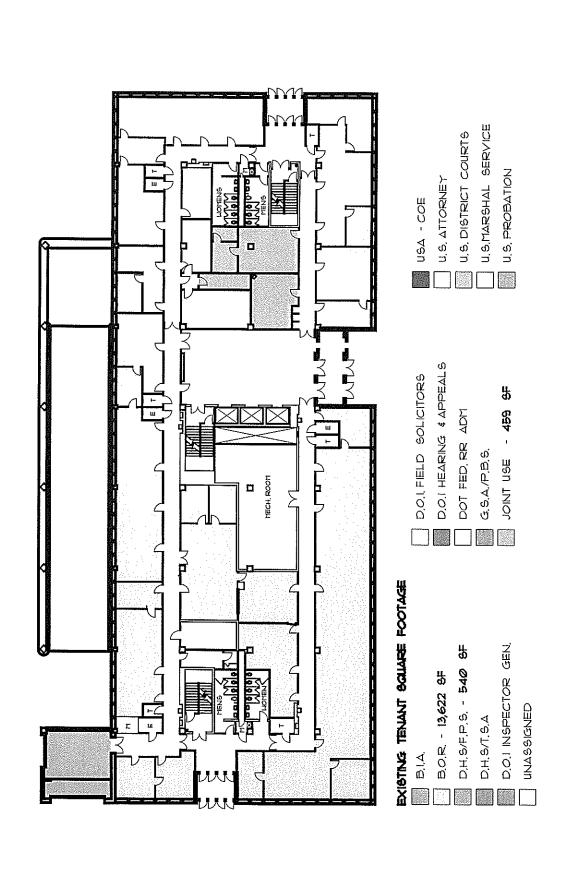
Special Space		Proposed USF
Holding Cell	cil	066
1,941 Private Toilets	ilets	649
-657 Physical Fitness	itness	0
-13 Conference	je.	1,214
906 Library		2,225
ADP		100
Courtroom	ı	4,700
Judicial Chambers	hambers	5,540
Food Service	ice	0
Vehicle Sallyport	ıllyporı	0
Vault		245
2177 Total:		15,663

Gro	Gross Area	USF
Gro	Gross Footprint	36,546
0 Ren	O Rentable Footprint	
0 Exte	D Exterior Wall (GSA)	1,350
-88 Vert	-88 Vert. Penetrations	1,868
Total:	al:	33,328
Current	111	
-ss Use	-ss Useable + Common =	33,416
Proposed	pas	
2089 Uses	zoหๆ Useable + Common ==	32,339

Vertical Pa	Vertical Penetrations		
		Current	Proposed
Stairs		1,087	1,087
Main Duct Chase	Chase	426	426
Elevators		267	355
Total:		1,780	1,868







JAMES F. BATTIN

EXISTING TENANT LAYOUT

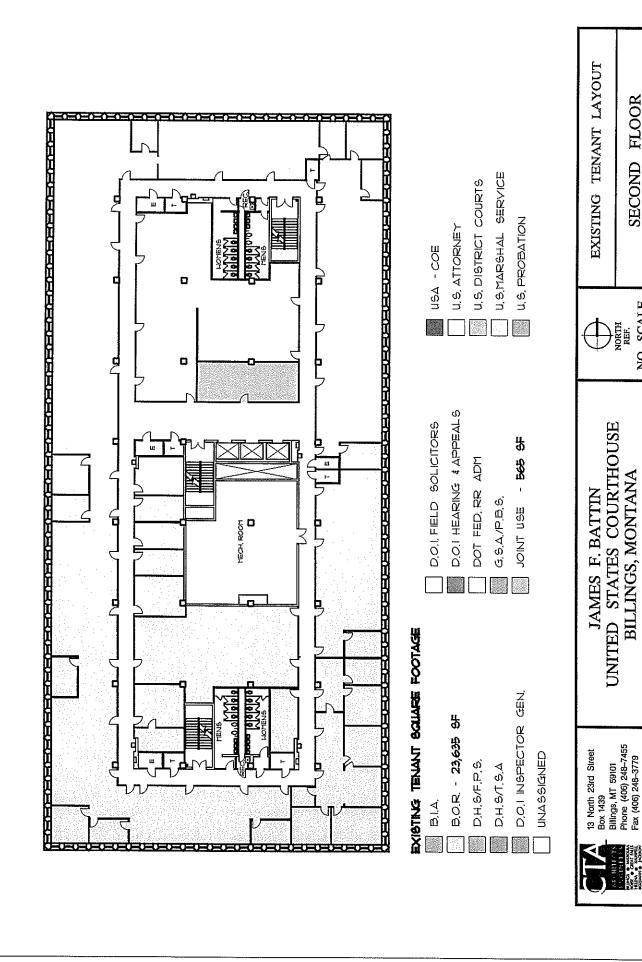
FIRST FLOOR

13 North 23rd Street

Box 1439 Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779

UNITED STATES COURTHOUSE BILLINGS, MONTANA

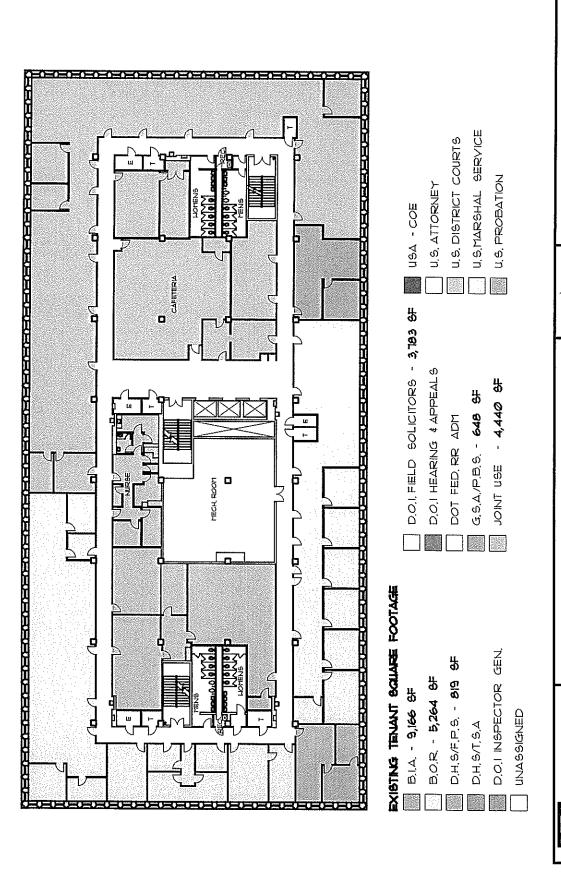
NO SCALE 



SECOND FLOOR

NO SCALE

BILLINGS, MONTANA



JAMES F. BATTIN
UNITED STATES COURTHOUSE
BILLINGS, MONTANA
NO SCALE

EXISTING TENANT LAYOUT

THIRD FLOOR

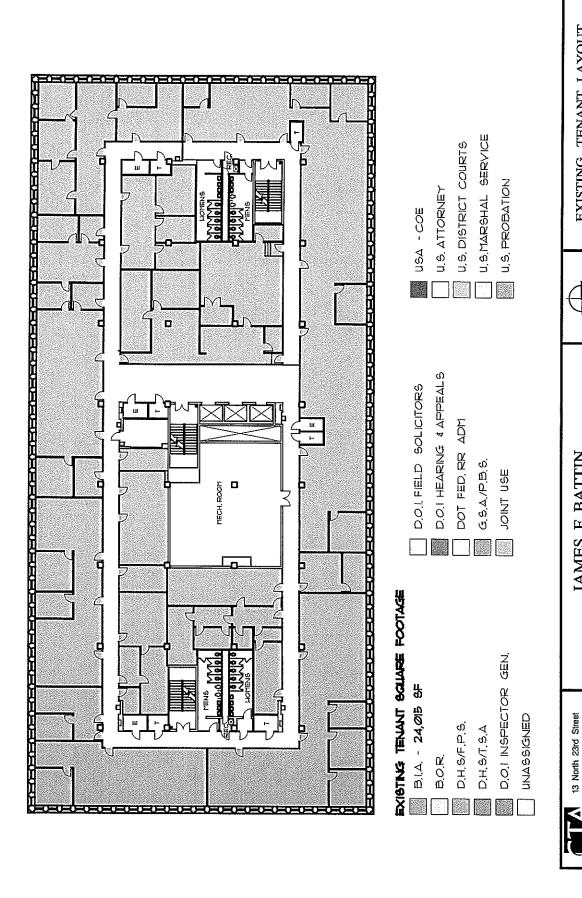
Box 1439

Roc 1111717

Billings, MT 59101

Phone (406) 248–7455

Fax (406) 248–3779



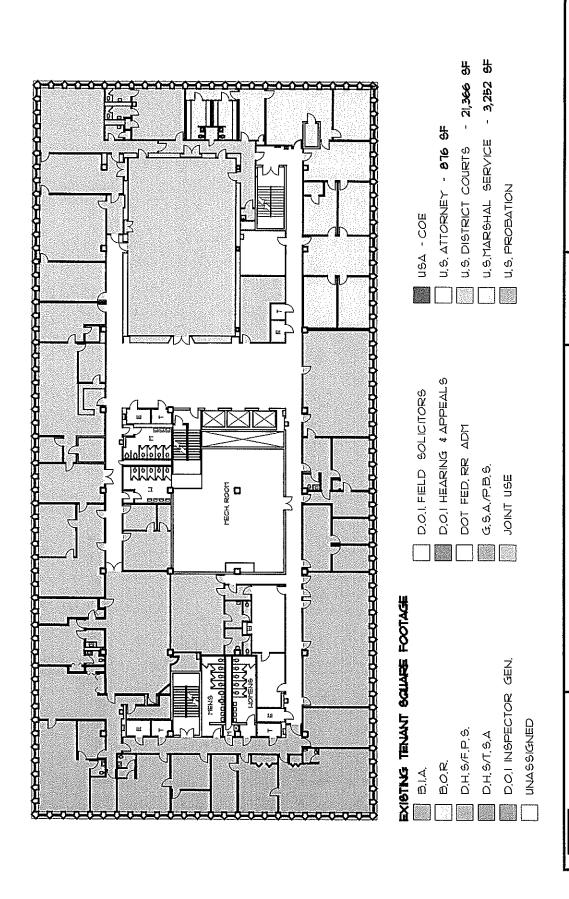
UNITED STATES COURTHOUSE
BILLINGS, MONTANA

NO SCALE

Box 1439 Billings, MT 59101 Phone (406) 248-7455 Fax (406) 248-3779

EXISTING TENANT LAYOUT

FOURTH FLOOR



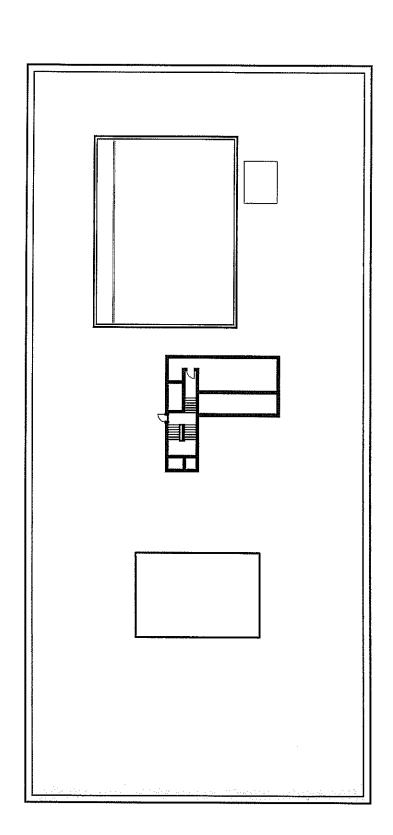
NO SCALE UNITED STATES COURTHOUSE BILLINGS, MONTANA JAMES F. BATTIN

NOR HE

EXISTING TENANT LAYOUT

FLOOR FIFTH

Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779 13 North 23rd Street Box 1439

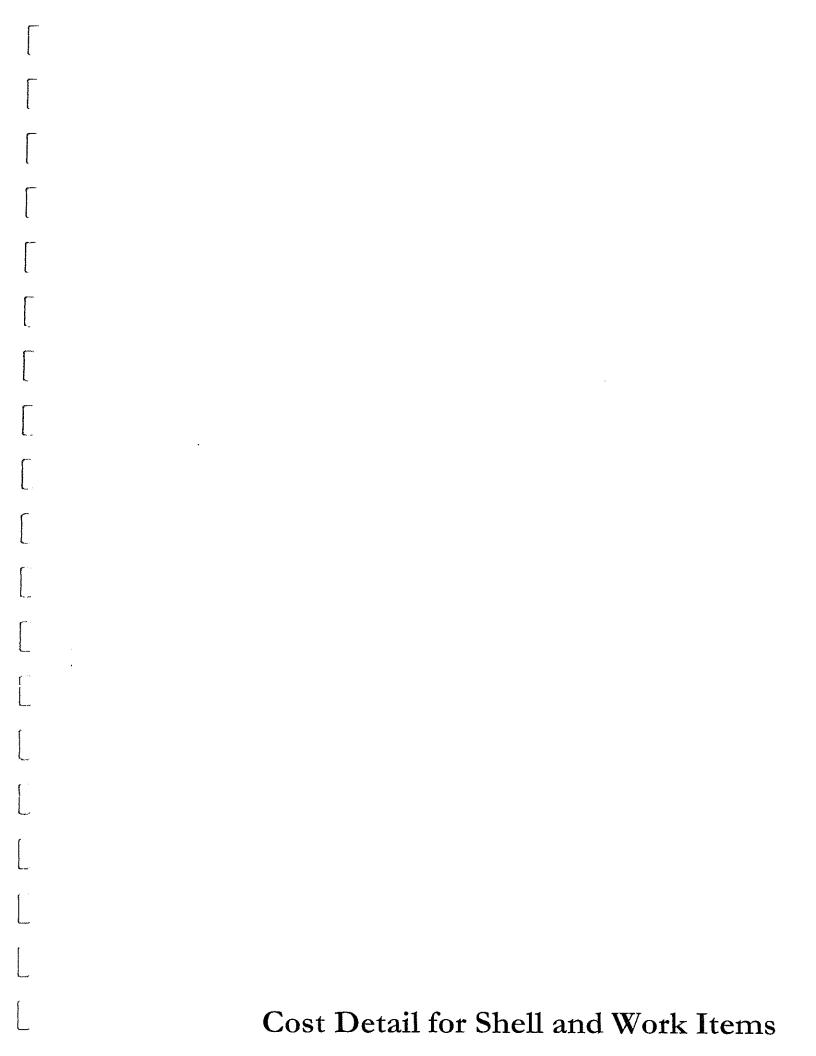


NO SCALE

ROOF PLAN

JAMES F. BATTIN UNITED STATES COURTHOUSE BILLINGS, MONTANA

13 North 23rd Street Box 1439 Billings, MT 59101 Phone (406) 248–7455 Fax (406) 248–3779

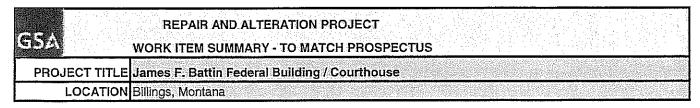


GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS
PROJECT TITLE	James F. Battin Federal Building / Courthouse
LOCATION	Billings, Montana

Work Item Code	WORK ITEM DESCRIPTION	Total (W/O Markups)	Total - ECC
1	Title: Ground Floor Entry Lobby	\$311,356	\$459,169
	Scope of Work: Lobby Renovation with expansion including		
	security screening station and new ADA & code entry & exits		
	Area: 2,423 SF		
	Ceiling Height: 10		
2	Title: Secondary Public Lobbies & Circulation	\$643,467	\$948,946
	Scope of Work: Reconstruct elev. Lobbies and corridors on		
	floors 1 - 5 due to abatement demolition.		
	Number of Lobbies/Total Renovated Area: 4/ X,xxx SF		
3	Title Restroom Upgrades	\$970,650	\$1,431,455
	Reconstruct restrooms and piping due to abatement, upgrade	<u>"</u>	
,	fixtures and add ADA fixtures and accessories.		
	Number of restrooms/Total Renovated Area: 21 Restrooms/ 175,	901 RSF	
4	Title: Demolition/Core Shell Prep	\$1,885,870	\$2,781,164
	Scope of Work: New shell ceilings replacing the ACM systems		
	removed (Lighting and HVAC distribution).		
	Area: 125,000 USF		
	Cost Data Source: RS Means and local cost data.		
5	Title: OA Tenant Fit-out from Tenant Agency Sheets	\$7,927,927	\$11,691,620
	Scope of Work: Tenant Agency and Joint Use Improvements		
	Cost Data Source: RS Means and local cost data.		
6	Title: OA Raised Floor from Tenant Agency Sheets	\$47,132	\$69,507
	Scope of Work (including under-floor ducting/power):		
	Raised floor systems for Computer/Data rooms -n USMS & BOR		
	Cost Data Source: RS Means and local cost data.	·	

\$2.55 \\$160 \tag\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
	REPAIR AND ALTERATION PROJ		대한민국(BRE) 교통 대한민국 원조 시설 : 1
/ /	CONTRACTOR FROM		보기 회장 발명 2015년 등 대학교 시민은 사람들은 다
(G)2)X\	WORK ITEM SUMMARY - TO MATCH P	BOSDECTUS	"보고장학자들은 전환들은 한 지역을 맞은 모든다.
	WOLKETTEN COMMANT - 10 MATOLLI	HOULEGIOU	A PARAMETER AND A STATE OF A STAT
PROJECT TITLE	James F. Battin Federal Building / Cour	dhouse	
		mouse	
LOCATION	Billings, Montana		

Work Item Code	WORK ITEM DESCRIPTION Total	(W/O Markups)	Total - ECC
7	Title: OA Security/Blast from Tenant Agency Sheets	\$0	\$0
	Scope of Protection Work:		
		·	
	Protection Level (I to IV):		
	Cost Data Source:		
8	Title: Special Requirements (Asbestos Abatement)	\$5,592,520	\$8,247,505
	Scope of Work: Complete abatement of ACM, fireproofing,		
	ceiling tiles, and floor tiles.		
	Area: 220,043 GSF		
	Cost Data Source: RS Means 2005.		
9	Title: Repair, Clean, and Seal Exterior Wall Panels	\$109,295	\$161,182
	Scope of Work: Replace Sealant Joints in concert wall panels and		
	around windows, also power wash exterior walls.		
	Area: 37,300 SF of Surface Area		
	Cost Data Source: RS Means 2005.		
10	Title: HVAC Chillers or Boilers	\$3,447,235	\$5,083,770
	Replace fans with new rooftop unit, new ductwork (replace ACM		
	demo) new VAV boxes, perimeter heating, boilers & DDC control		
	Size (Tons or BTU): 200,000 CFM		
	Cost Data Source: RS Means 2005.		
11	Title: Seismic Upgrades to North & South Canopies	\$14,000	\$20,646
	Replace connections for the Entry Canopies and Glass on the NW		
	corner of the building		
	Cost Data Source: RS Means 2005.		
12	Title: Replace Roof	\$89,168	\$131,499
	Patch and Repair existing roof BUR assembly only.		
	Cost Data Source: RS Means 2005.		
13	Title: Add Technology Infrastructure	\$147,145	\$217,000
	Replace Infrastructure that is removed with the Asbestos Abatement		
	new data rooms , conduit connections between floors and to roof		
	for Satellite, also conduit for Fiber.		
	Cost Data Source: RS Means 2005.		



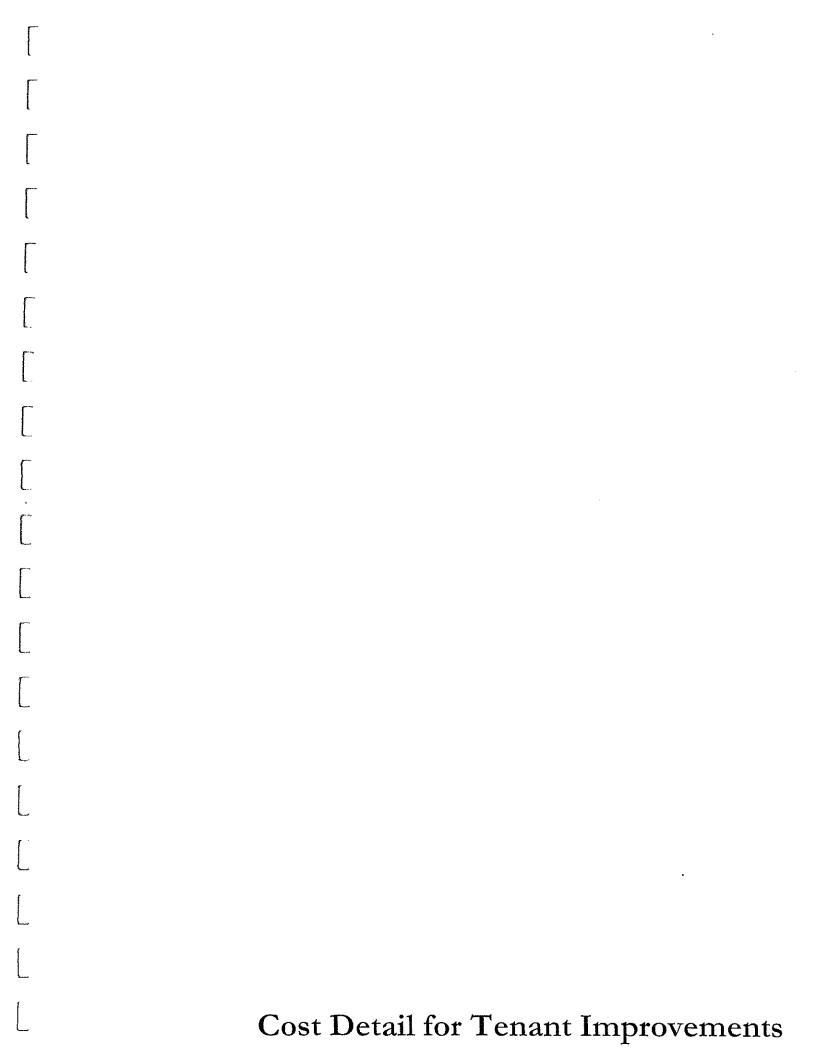
Work Item Code	WORK ITEM DESCRIPTION Total	(W/O Markups)	Total - ECC
14	Title: 24 Hour Cooling Loop for Tenants' Computer Rooms	\$117,845	\$173,791
	Cooling loop w/ rooftop equipment to provide for the tenants to connect	for	
	data and computer room equipment cooling. Eliminates several separa	ite	
	units on roof.		
	Cost Data Source: RS Means 2005.		
15	Title: Replace Primary and Secondary Switch Gear	\$613,170	\$904,265
	Replace the Electrical service, panels, main switches, transformers and		
	most of the sub panels. Existing bus bar system would remain.		
	Cost Data Source: RS Means 2005.		
16	Title: Not Used	\$0	1,5 m   12 s <b>\$</b> (
	This work item was changes to a TI for a Joint Use Space		
17	Title: Replace Plumbing	\$216,240	\$318,897
	Replace all of the plumbing piping and pumps for the Water, Sewer and	1	
	roof drainage systems removed with the abatement Demo.		
	Cost Data Source: RS Means 2005.		
18	Title: Add Fire Sprinklers and New Alarm System	\$1,028,200	\$1,516,326
	Add an Automatic Fire Sprinkler System to floors 1-5 and includes a		
	Fire Pump.		
	Cost Data Source: RS Means 2005.		
19	Title: Not Used	18.89 (n/m \$0	\$(
	Water Infiltration Problem and Add Redundant Sump	at pulte ded t	
20	Title: Pumps	\$182,651	\$269,36
	Add additional drainage pumps and replace existing to address water		
	infiltration problem in the sub basement		
	Cost Data Source: RS Means 2005.		
21	Title: Not Used	\$0	\$
	This work item was changes to a TI for a Joint Use Space		

GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS
PROJECT TITLE	James F. Battin Federal Building / Courthouse
LOCATION	Billings, Montana

Work Item Code	WORK ITEM DESCRIPTION Tota	l (W/O Markups)	Total - ECC
22	Title: Not Used	\$0	\$0
	This work item was changes to a TI for a Joint Use Space		
23	Title: Energy Conservation Upgrades	\$414,940	\$611,928
	Include a heat recovery system with the basement Exhaust Fans		
	Install New exterior Window Units in Existing Struct. Frames		
	Cost Data Source: RS Means 2005.		
24	Title: Blast Mitigation / Security System Infrastructure	\$124,390	\$183,443
	Modifications to the new windows to add special film and up-grade fram	nes	
	Cost Data Source: RS Means 2005.		
25	Title: Structural Modifications to Prevent Collapse	\$231,200	\$340,960
	Includes modifications to the structural column to beam connections		
	on all floors.		
	Cost Data Source: RS Means 2005.		
26	Title: Obtaining LEED Silver Certification	\$0	\$0
	Include construction and operations systems and policies to allow		
	for certification of the building, Most of the items are included in the SI	nell	
	Construction Work Items 1, 2, 3, 4, 8, 9, 10, 14 and 23		
	Operational Policy items are costs to be determined with the final design	gn <b>1</b>	
27	Title: Building Code and ADA Upgrades	\$188,970	\$278,681
	Reconstruct north and south entry / exits for exit width, stair		
	hand and guard rails and site and building ADA access issues.		
28	Title: Not Used	\$0	\$0
	This work item was changes to a TI for a Joint Use Space		
TOTAL		\$24,303,371	\$35,841,118

Mar-04

Project Development Cost Estimating Requirements



GSA	TENANT COST SUMMARY			
		10-10-111111	Area (GSF) =	175,152
	PROJECT TITLE	James F. Battin	Federal Building	/ Courthouse
	LOCATION: CITY, STATE	Billings, Montar	na	
Tenant <sup>.</sup> Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
А	U.S. District Courts	21,922	\$4,054,477	\$ 184.95
В	Bureau of Reclamation	44,806	\$1,433,205	\$31.99
С	U.S. Marshals Service	22,258	\$4,398,874	\$197.63
D	Department of Interior/Field Solicitors	7,445	\$197,643	\$26.55
E	Department of Homeland Security - Federal Protective Services	1,637	\$47,838	\$29.22
F	U.S. Attorney's Office	1,091	\$37,998	\$34.83
G	Probation	6,537	\$376,535	\$57.60
Н	GSA PBS	2,875	\$54,579	\$18.98
К	Interior Department - Office IG	1,827	\$83,788	\$45.86
Ļ	USA COE	320	\$18,138	\$56.68
М	Department of Transportation - Fed. RR Adm	1,500	\$69,276	\$46.18
Ν	Interior Dept Off Hearings & Appeals	3,653	\$149,102	\$40.82
Р	DHS - TSA	2,943	\$117,967	\$40.08
	Sub Total		\$11,039,420	\$63.03
Tenant Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
J	Joint Use - Health Unit	857	\$72,730	\$84.87
S	Joint Use - Cafeteria	2,071	\$427,044	\$206.20
Т	Joint Use - Locker Room	230	\$63,291	\$275.18
U	Joint Use - Business Center	235	\$22,597	\$96.16
V	Joint Use - Conference Center	1,770	\$136,045	\$76.86
	Sub Total		\$721,707	\$4.12
TOTAL OF	THE TENANT COSTS		\$11,761,127	\$67 <i>.</i> 15
	For Comparison with Tenant Allowance,	Used in Tenant Re	elocation Costs	
Tenant Code	Tenant Description	(Useable) Floor Area	Tenant ECC	Tenant COST/GSF
Q	USDC - Temporary	17,672	\$2,687,025	\$152.05
R	USMS - Temporary	4,080	\$1,278,426	\$313.34
	Sub Total		\$3,965,451	
				·

						Project Area	
,	TENANT AGENCY A - TENANT IMPROVEME	NTS, SEC	JRITY A	AND RAISED FLOO	R COSTS	(GSF) =	175,15
		U.S. Distric	t Court	S			
		1005					*****
	PROJECT TITLE	James F. B	attin Fe	ederal Building / Co	urthouse		
	LOCATION: CITY, STATE	Billings, Mo	ontana				
					I		ECC
SUMM	ARY OCCUPANT AGREEMENT (OA) COST DAT	A FOR AG	ENCY		SUBTOTAL COST	ECC COST	COST/GSF
	TENANT IMPROVEMENT COSTS				\$4,054,477	\$4,054,477	\$23.1
	RAISED FLOORS				\$0	\$0	\$0.0
	SECURITY COSTS				\$0	\$0	\$0.0
	Tenant Improvement - UNIFORMAT			TI SUBTOTAL	SECURITY		ECC
	SYSTEM ELEMENTS - Coded A1 on			COST [Code A1	SUBTOTAL [Code	ECC COST	COST/GSF
	Sheets A-G (Security at Bottom of Sheet)			on Sheets A-G]	A2 on Sheet A-G]		
<b>411</b>	Foundations			\$0	########### <b>\$0</b>	and in the <b>\$0</b>	\$0.0
A12	Basement Construction		-	\$0	\$0	\$0	\$0.0
A21	Superstructure			\$10,000	\$0	\$14,747	\$0.0
311	Exterior Walls			\$0	\$0	\$0	\$0.0
312	Exterior Glazing & Doors			\$6.000 ps4.000 <b>\$0</b>	\$0	\$ \$0	\$0.0
313 211	Roofing			\$0	\$0	\$0	\$0.0
C12	Partitions, Doors & Specialties Access/Platform Floors			\$880,424	\$0	\$1,298,396	\$7.4
212	Interior Finishes			\$0	\$0	\$0	\$0.0
011				\$822,504	\$0	\$1,212,978	\$6.9
021	Conveyance Systems Plumbing			\$0	\$0	\$0	\$0.0
022	HVAC			\$35,020 \$45,000	\$0	\$51,645	\$0.2
D31	Fire Protection/Alarm			\$45,000 \$10,062	\$0 \$0	\$66,363	\$0.3
D41	Electrical Service, Distribution & Emerg. Power			\$10,002	\$0	\$14,839 \$0	\$0.0 \$0.0
042	Lighting and Branch Wiring			\$647,375	\$0	\$954,709	\$5.4
D43	Communications, Security & Other Electrical St	vstems		\$0	\$0	\$0	\$0.0
<u> 11</u>	Equipment & Furnishings	<u> </u>		\$298,900		\$440,799	\$2.5
-11	Special Construction			\$0	\$0	\$0	\$0.0
-12	BUILDING DEMOLITION AND ABATEMENT			4.604/85658474, 36. <b>\$0</b>	\$0	\$000 \$0	\$0.0
G11	Sitework - Building Related			\$0	4404 50	\$0	\$0.0
G12	Other Sitework - Project Related			\$0	\$0	\$0	\$0.0
	Sub Total		Α	\$2,749,285	\$0	\$4,054,477	\$23.1
		=					***************************************
	Contingency - Unknown Site/Design:	10%		\$274,929	\$0		\$1.5
	Subtotal	В		\$3,024,214			\$17.2
	General Conditions and Profit:	20%	С	\$604,843		<b>把下部中国的人的</b> 的	\$3.4
	Current Estimated Construction Award Cost	B+(		\$3,629,056			\$20.7
	Escalation to Award Date	3.9%	D	\$142,550	\$0		\$0.8
	Estimated Construction Cost at Award		E				
	ECCA	B+C	+ D	\$3,771,606	\$0		\$21.5
	Construction Contingency & Art	7.5%	F	\$282,870	\$0	Entre de 100	\$1.6
	Estimated Construction Cost						
	ECC	E +	F	\$4,054,477	\$0		\$23.1
	[Link to Location Factors & Escalation]				Escalati	on Rate Used;	0.79
				· · · · · · · · · · · · · · · · · · ·			V.1
Curre	l i						
Da	te: 12/07/04				Estimata Ca	calation Date:	06/15/1

SUPPLEMENTAL WORKSHEET						
GSA Item Description	Totals	ECCA Totals				
		Include OH & P				
USDC - (A1)		·				
District Judge Crtroom Facil.	\$503,529	\$690,766				
District Judge Chambers Suite	\$363,986	\$499,334				
District Judge Jury Facilities	\$96,500	\$132,384				
Senior Dist. Judge Crtrm Facilities	\$290,139	\$398,027				
Senior Dist. Judge Chambers Suite	\$233,122	\$319,808				
Senior Dist. Judge Jury Facilities	\$95,875	\$131,526				
Joint Use Spaces	\$208,503	\$286,035				
Total District Court	\$1,791,654	\$2,457,880				
District Clerk's Office	\$257,847	\$353,727				
Total District Clerk	\$257,847	\$353,727				
Magistrate Judge Crtroom Facilities	\$296,279	\$406,450				
Magistrate Judge Chambers Suite	\$196,110	\$269,033				
Magistrate Judge Jury Facilities	\$94,003	\$128,958				
Total Magistrate Court	\$586,392	\$804,441				
Grand Jury Facilities	\$112,943	\$154,941				
Total Grand Jury	\$112,943	\$154,941				
	\$2,749,285	\$3,771,606				
TOTAL ECCA		\$3,771,606				
Dublic Circulation (Included in Old III)	1,680	\$187				
Public Circulation (Included in Shell) USDC sf in Cost Estimate	•	per sf				

GS.						
	SUPPL	EMEN	TAL WOF	RKSHEET		
Item Description	Uniformat	Quantity	1	Unit Cost	Totals	Totals
	Element		Measurement			Include OH & P
USDC - (A1)						
District Judge Crtroom Facil.	_					
(DJCS) STC 65 Interior Walls(Framed w/ GB)	C11	400	LF	\$215.50	\$86,200	\$118,253
(DJCS) Interior Doors (Wd Pin., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(DJCS) Painted Walls	. C13	700	SF	\$1.22	\$854	\$1,172
(DJCS) Wall Fabric or Vinyl	C13	5,000	SF	\$3.25	\$16,250	\$22,293
(DJCS) Wood Base, Rail & Trim	C13	1,200	LF	\$17.50	\$21,000	\$28,809
(DJCS) Wall Paneling - Wall (8') Courtrooms	C13	2,000	SF	\$16.50	\$33,000	\$45,271
(DJCS) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(DJCS) Accoustincal Panels (Main Courtrm)	C13	2,600	SF	\$10.50	\$27,300	\$37,451
(DJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617
(DJCS) Carpet Flooring (42 oz w/ pad)	C13	2,700	SF	\$5.50	\$14,850	\$20,372
(DJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(DJCS) Decoritive Soffits	C13	7,800	SF	\$6.25	\$48,750	\$66,878
(DJCS) Special Lighting (Courtrm)	D42	1	EA	\$60,000.00	\$60,000	\$82,311
(DJCS) Power and RI for Data & Sec.	D42	2,750	SF	\$25.00	\$68,750	\$94,315
(DJCS) Courtroom Judge's Bench Unit	E11	1	EA	\$20,000.00	\$20,000	\$27,437
(DJCS) Courtroom Jury Box Assembly	E11	1	EΑ	\$30,000.00	\$30,000	\$41,155
(DJCS) Court Wall Divider Wall	E11	60	LF	\$150.00	\$9,000	\$12,347
(DJCS) Clerks Desk	E11	1	EA	\$8,000.00	\$8,000	\$10,975
(DJCS) Witness Stand	E11	1	EA	\$6,500.00	\$6,500	\$8,917
(DJCS) New Audience Benches	E11	0	LF	\$200.00	\$0	\$0
(DJCS) Install exist Audience Benches	E11	600	LF	\$30.00	\$18,000	\$24,693
(DJCS) Isolated HVAC	D22	1	EA	\$15,000.00	\$15,000	\$20,578
(DJCS) Sprinklers Adjust Shell to Fit Space	D31	2,830	SF	\$0.50	\$1,415	\$1,941
		,550	·····	95.50	\$503,529	\$690,766

\$244 per sf

District Judge Courtroom Facilities			Space Reg'd.	
1	Courtrooms	2,600	2,600	
1	Soundlock	80	80	
1	Equip. Storage	100	100	
1	Short Term Exhibit Storage	50	50	

Total 2,830

	SUPPL	EMEN	TAL WOR	KSHEET		
ltem Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & )
USDC - (A1)						
District Judge Chambers Suite						
(DJCS) Interior Walls(Framed w/ GB)	C11	1,200	LF	\$86.16	\$103,392	\$141,838
(DJCS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11_	20	EA	\$1,500.00	\$30,000	\$41,15
(DJCS) Painted Walls	C13	3,200	SF	\$1.22	\$3,904	\$5,356
(DJCS) Wall Fabric or Vinyl	C13	7,600	SF	\$3.25	\$24,700	\$33,885
(DJCS) Paneling - Wall (36") Chambers	C13	800	SF	\$16.50	\$13,200	\$18,108
(DJCS) Wood Base, Rail & Trim	C13	3,600	LF	\$17.50	\$63,000	\$86,427
(DJCS) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303
(DJCS) Finish Doors (Stain)	C13	20	EA	\$300.00	\$6,000	\$8,231
(DJCS) Tile Flooring (Private Baths)	C13	1.	EA	\$465.00	\$465	\$638
(DJCS) Vinyl Flooring Break & Stor.Rms	C13	400	SF	\$3.00	\$1,200	\$1,646
(DJCS) Carpet Flooring (42 oz w/ pad)	C13	2,290	SF	\$5.50	\$12,595	\$17,278
(DJCS) Vinyl Base (where not wood)	C13	150	LF	\$3.00	\$450	\$617
(DJCS) Decoritive Soffits	C13	2,000	SF	\$6.25	\$12,500	\$17,148
(DJCS) Private Baths (toilet & Lav)	D21	1-	EA	\$2,285.00	\$2,285	\$3,135
(DJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(DJCS) Special Lighting (Chmbr Off)	D42	1	EA	\$20,000.00	\$20,000	\$27,437
(DJCS) Power and RI for Data & Sec.	D42	2,290	SF	\$25.00	\$57,250	\$78,538
(DJCS) Built-in Cabilets (Base Only)	E11	25	LF	\$250.00	\$6,250	\$8,574
(DJCS) Built-in Cabinets (Upper Only)	E11	25	LF	\$150.00	\$3,750	\$5,144
(DJCS) Sprinklers Adjust Shell to Fit Space	D31	2,290	SF	\$0.50	\$1,145	\$1,57
					\$363,986	\$499,334

\$218 per sf

District Judge Chambers Suite		SI. Ea.	Space Reg'd.	
1	Judge's Chambers	670	670	
1	Judge's Toilet	50	50	
1	Judge's Closet	10	10	
1	Vestibule	50	50	
1	Reception Area	100	100	
1	Coat Closet	10	10	
1	Secretarial Workstation	150	150	
1	File Storage Area	150	150	
1	Facsimile Machine Area	10	10	· · · ·
1	Copier Area	50	50	
1	Storage	100	100	
1	Service Unit	20	20	
1	Reference/Conference Room	420	420	i
2	Law Clerk's Offices (2 @ 150 ea per Cha	250	500	

otal 2,29

3.13.				•		
(55)A	SUPPL	EMEN	TAL WOR	KSHEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & F
USDC - (A1)						
District Judge Jury Facilities						
(DJJF) Interior Walls(Framed w/ GB)	C11	350	LF	\$86.16	\$30,156	\$41,370
(DJJF) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(DJJF) Painted Walls	C13	1,900	SF	\$1.22	\$2,318	\$3,180
(DJJF) Wall Fabric or Vinyl	C13	1,000	SF	\$3.25	\$3,250	\$4,459
(DJJF) Wood Base, Rail & Trim	C13	650	LF	\$17.50	\$11,375	\$15,605
(DJJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950,00	\$1,900	\$2,607
(DJJF) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(DJJF) Tile Flooring (Private Baths)	C13	2	EA	\$465.00	\$930	\$1,276
(DJJF) Carpet Flooring (28 oz )	C13	820	SF	\$3.75	\$3,075	\$4,218
(DJJF) Decoritive Soffits	C13	1,100	SF	\$6.25	\$6,875	\$9,431
(DJJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269
(DJJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(DJJF) Power and RI for Data & Sec.	D42	350	SF	\$25.00	\$8,750	\$12,004
(DJJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
(DJJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058
(DJJF) Sprinklers Adjust Shell to Fit Space	D31 :	702	SF	\$0.50	\$351	\$482
					\$96,500	\$132,384

\$189 persf

District Judge Jury Facilities		SI. Ea.	Space Regid.	
	Soundlock Entry	50	50	
	2 Juror's Toilets	50	100	
	1 Coat Closet	20	20	
	Trial Jury Room	350	350	
	1 Service Unit	20	20	
	1 Audio/Video Equipment	10	10	
	1 Sworn Jury Custodian	50	50	
	Net Total District Judges Facilities	550	600	
	+ Internal Circulation @ 17%	94	102	
	Occuplable Total District Judges	1	702	

Total 702

GS/A	SUPPL	.EMEN	TAL WOF	KSHEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & F
USDC - (A1)					1	
Senior District Judge Crtrm Facil.						
(SDJCS) STC 65 Interior Walls(Framed w/ GB)	C11	250	LF	\$215.50	\$53,875	\$73,908
(SDJCS) Interior Doors (Wd Pln., Mti Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(SDJCS) Painted Walls	C13	700	SF	\$1.22	\$854	\$1,172
(SDJCS) Wall Fabric or Vinyl	C13	1,000	SF	\$3.25	\$3,250	\$4,459
(SDJCS) Wood Base, Rail & Trim	C13	450	LF	\$17.50	\$7,875	\$10,803
(SDJCS) Wall Paneling - Wall (8') Countrooms	C13	1,100	SF	\$16.50	\$18,150	\$24,899
(SDJCS) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(SDJCS) Accoustincal Panels (Main Courtrm)	C13	1,100	SF	\$10.50	\$11,550	\$15,845
(SDJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617
(SDJCS) Carpet Flooring (42 oz w/ pad)	C13	1,200	SF	\$5.50	\$6,600	\$9,054
(SDJCS) Viny! Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(SDJCS) Decoritive Soffits	C13	2,200	SF	\$6.25	\$13,750	\$18,863
(SDJCS) Special Lighting (Countrn)	D42	1	ËA	\$42,000.00	\$42,000	\$57,618
(SDJCS) Power and RI for Data & Sec.	D42	1,330	SF	\$25.00	\$33,250	\$45,614
(SDJCS) Courtroom Judges Bench Unit	E11	1	EA	\$15,500.00	\$15,500	\$21,264
(SDJCS) Courtroom Jury Box Assembly	E11	1	EA	\$27,000.00	\$27,000	\$37,040
(SDJCS) Court Wall Divider Walls	-E11	40	LF	\$150.00	\$6,000	\$8,231
(SDJCS) Clerks Desk	Ë11	1	EA	\$7,450.00	\$7,450	\$10,220
(SDJCS) Witness Stand	E11	. 1	EA	\$6,500.00	\$6,500	\$8,917
(SDJCS) New Audience Benches	· E11	0	<u>L</u> F	\$150.00	\$0	\$0
(SDJCS) Install Exist Audience Benches	E11	75	LF	\$30.00	\$2,250	\$3,087
(SDJCS) isolated HVAC	D22	1	EA	\$15,000.00	\$15,000	\$20,578
(SDJCS) Sprinklers Adjust Shell to Fit Space	D31	1,250	SF	\$0.50	\$625	\$857
					\$290,139	\$398,027

\$318 per sf

Senior District Judge Courtroom Facilities		SI. Ea.	Space Regid.	
1	Courtrooms	1,100	1,100	
1	Soundlock	0		
1	Equip. Storage	100		
1	50	50		

Tota! 1,250

GSA SUPPLEMENTAL WORKSHEET									
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals include OH & F			
USDC - (A1)									
Senior Dist. Judge Chambers Suite									
(SDJCS) Interior Walls(Framed w/ GB)	C11	600	LF	\$86.16	\$51,696	\$70,919			
(SDJCS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	20	EΑ	\$1,500.00	\$30,000	\$41,155			
(SDJCS) Painted Walls	C13	1,800	SF	\$1.22	\$2,196	\$3,013			
(SDJCS) Wall Fabric or Vinyl	C13	3,600	SF	\$3.25	\$11,700	\$16,051			
(SDJCS) Paneling - Wall (36") Chambers	C13	270	SF	\$16.50	\$4,455	\$6,112			
(SDJCS) Wood Base, Rail & Trim	C13	1,500	ŁF.	\$17.50	\$26,250	\$36,011			
(SDJCS) Wall Tite in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303			
(SDJCS) Finish Doors (Stain)	C13	20	EΑ	\$300.00	\$6,000	\$8,231			
(SDJCS) Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638			
(SDJCS) Vinyl Flooring Break & Stor.Ams	C13	270	SF	\$3.00	\$810	\$1,111			
(SDJCS) Carpet Flooring (42 oz w/ pad)	C13	1,600	SF	\$5.50	\$8,800	\$12,072			
(SDJCS) Vinyl Base (where not wood)	C13	90	LF	\$3.00	\$270	\$370			
(SDJCS) Decoritive Soffits	C13	1,500	SF	\$6.25	\$9,375	\$12,861			
(SDJCS) Private Baths (toilet & Lav)	D21	1	EΑ	\$2,285.00	\$2,285	\$3,135			
(SDJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303			
(SDJCS) Special Lighting (Chmbr Off)	D42	1	EA	\$20,000.00	\$20,000	\$27,437			
(SDJCS) Power and RI for Data & Sec.	D42	1,840	SF	\$25.00	\$46,000	\$63,105			
(SDJCS) Built-in Cabilets (Base Only)	E11	25	LF LF	\$250.00	\$6,250	\$8,574			
(SDJCS) Built-in Cabinets (Upper Only)	E11	25	LF	\$150.00	\$3,750	\$5,144			
(SDJCS) Sprinklers Adjust Shell to Fit Space	D31	1,840	SF	\$0.50	\$920	\$1,262			
					5233,122	\$319,808			

\$174 per sf

nior District Judge Chambers Suite		Sf. Ea.	Space Regid.	
1 Judge's Ch	ambers	500	500	
1 Judge's To	ilet	50	50	
1 Judge's Ci	oset	10	10	
1 Vestibule		50	50	
1 Reception	Area	100	100	
1 Coat Close	t	10	10	
1 Secretarial	Workstation	120	120	
1 File Storag	e Area	140	140	
1 Facsimile	Aachine Area	10	10	
1 Copier Are	a	50	50	
1 Storage		80	80	
1 Service Ur	it	20	20	
1 Reference	Conference Room	400	400	
2 Law Clerk'	o Offices (2 @ 150 ea per Ch	150	300	
		Total	1,840	·

GSA	SUPPLEMENTAL WORKSHEET									
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & I				
USDC - (A1)										
Senior District Judge Jury Facilities										
(SDJJF) Interior Walls(Framed w/ GB)	C11	350	LF	\$86.16	\$30,156	\$41,370				
(SDJJF) Interior Doors (Wd Pin., Mil Frm and Hdwr)	C11	10	EA .	\$1,500.00	\$15,000					
(SDJJF) Painted Walls	C13	1,900	SF	\$1.22	\$2,318	\$3,180				
(SDJJF) Wall Fabric or Vinyl	C13	1,000	SF	\$3,25	\$3,250	\$4,459				
(SDJJF) Wood Base, Rail & Trim	C13	650	LF	\$17.50	S11,375	\$15,605				
(SDJJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950.00	\$1,900	\$2,607				
(SDJJF) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116				
(SDJJF) Tile Flooring (Private Baths)	C13	2	EΑ	\$465.00	\$930	\$1,276				
(SDJJF) Carpet Flooring (28 oz)	C13	820	SF	\$3.75	\$3,075	\$4,218				
(SDJJF) Decoritive Soffits	C13	1,000	SF	\$6.25	\$6,250	\$8,574				
(SDJJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269				
(SDJJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303				
(SDJJF) Power and RI for Data & Sec.	D42	350	SF	\$25.00	\$8,750	\$12,004				
(SDJJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430				
(SDJJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058				
(SDJJF) Sprinklers Adjust Shell to Fit					-					
Space	D31	702	SF	\$0.50	\$351	\$482				
		L		1	\$95,875	\$131,526				

\$187 per sf

Senior District Judge Jury Facilities		St. Ea.	Space Reg'd.	
	1 Soundlock Entry	50	50	
	2 Juror's Toilets	50	100	
	1 Coat Closet	20	20	
	1 Trial Jury Room	350	350	
	1 Service Unit	20	20	
	1 Audio/Video Equipment	10	10	
	1 Sworn Jury Custodian	50	50	
	Net Total District Judges Facilities	550	600	
	+ Internal Circulation @ 17%	94	102	
	Occupiable Total District Judges		702	
		Total	702	

GSA	SIIDDI	EMEN	TAL WOF	KCHEET		
Item Description	Uniformat Element	Quantity		Unit Cost	Totals	Totals
USDC - (A1)						
Magistrate Judge Crtroom Facilities						
(MJCS) STC 65 Interior Walls(Framed w/ GB)	C11	200	LF	\$215.50	\$43,100	\$59,127
(MJCS) Interior Doors (Wd Pin., Mil Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(MJCS) Painted Walls	C13	700	SF	\$1.22	\$854	\$1,172
(MJCS) Wall Fabric or Vinyl	C13	2,800	SF	\$3.25	\$9,100	\$12,484
(MJCS) Wood Base, Rail & Trim	C13	1,200	ĻF	\$17.50	\$21,000	\$28,809
(MJCS) Wall Paneling - Wall (8') Courtrooms	C13	1,000	SF	\$16.50	\$16,500	\$22,636
(MJCS) Finish Doors (Stain)	C13	10	EΑ	\$300.00	\$3,000	\$4,116
(MJCS) Accoustincal Panels (Main Courtrm)	C13	1,000	SF	\$10.50	\$10,500	\$14,404
(MJCS) Vinyl Flooring Break & Stor, Rms	C13	150	SF	\$3.00	\$450	\$617
(MJCS) Carpet Flooring (42 oz w/ pad)	C13	1,000	SF	\$5.50	\$5,500	\$7,545
(MJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(MJCS) Decoritive Soffits	C13	3,000	SF	\$6.25	\$18,750	\$25,722
(MJCS) Special Lighting (Courtrm)	D42	1	EA	\$42,000.00	\$42,000	\$57,618
(MJCS) Power and RI for Data & Sec.	D42	1,200	SF	\$25.00	\$30,000	\$41,155
(MJCS) Courtroom Judges Bench Unit	E11	1	EA	\$15,500.00	\$15,500	\$21,264
(MJCS) Countroom Jury Box Assembly	E†1	1	EA	\$27,000.00	\$27,000	\$37,040
(MJCS) Court Wall Divider Walls	E11	40	IL.	\$150.00	\$6,000	\$8,231
(MJCS) Clerks Desk	E11	1	EΑ	\$7,450.00	\$7,450	\$10,220
(MJCS) Witness Stand	E11	1	EA	\$6,500.00	\$6,500	\$8,917
(MJCS) New Audience Benches	E11	0	LF	\$150.00	S0	\$0
(MJCS) Install Exist Audience Benches	E11	75	LF	\$30.00	\$2,250	\$3,087
(MJCS) Isolated HVAC	D22	1	EA	\$15,000.00	\$15,000	\$20,578
(MJCS) Sprinklers Adjust Shell to Fit Space	D31	1,230	SF	\$0.50	\$615	\$844
					\$296,279	\$406,450

\$330 per sf

Magistrate Judge Courtroom Faci	lities	St. Ea.	Space Regid.	
	Courtrooms	1,000	1,000	
	Soundlock	80	80	
1	Equip. Storage	100	100	
1	1 Short Term Exhibit Storage			

Total 1,230

GSA SUPPLEMENTAL WORKSHEET										
Item Description	Uniformat	Quantity		Unit Cost	Totals	Totals				
USDC - (A1)	Element		Measurement			Include OH & P				
Magistrate Judge Chambers Suite										
(MJCS) Interior Walls(Framed w/ GB)	C11	525	LF	\$86.16	\$45,234	600.054				
(MJCS) Interior Doors (Wd Pln., Mtl Frm	C11	15	EA	\$1,500.00	\$22,500	\$62,054 \$30,867				
(MJCS) Painted Walls	C13	1.300		\$1.22	\$1,586					
(MJCS) Wall Fabric or Vinyl	C13	3,000	SF	\$3,25	\$9,750					
(MJCS) Paneling - Wall (36") Chambers	C13	250	SF	\$16.50	\$4,125					
(MJCS) Wood Base, Rail & Trim	C13	1,300	LF	\$17.50	\$22,750					
(MJCS) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303				
(MJCS) Finish Doors (Stain)	C13	15	EA	\$300.00	\$4,500	\$6,173				
(MJCS) Tile Flooring (Private Baths)	C13	1	EΑ	\$465.00	\$465	\$638				
(MJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617				
(MJCS) Carpet Flooring (42 oz w/ pad)	C13	1,300	SF	\$5.50	\$7,150	\$9,809				
(MJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288				
(MJCS) Decoritive Soffits	C13	1,200	SF	\$6.25	\$7,500	\$10,289				
(MJCS) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135				
(MJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303				
(MJCS) Special Lighting (Chmbr Off)	D42	1	EΑ	\$20,000.00	\$20,000	\$27,437				
(MJCS) Power and RI for Data & Sec.	D42	1,400	SF	\$25.00	\$35,000	\$48,015				
(MJCS) Built-in Cabilets (Base Only)	E11	25	LF	\$250.00	\$6,250	\$8,574				
(MJCS) Built-in Cabinets (Upper Only)	El1	25	LF	\$150.00	\$3,750	\$5,144				
(MJCS) Sprinklers Adjust Shell to Fit Space	D31	1,410	SF	\$0.50	\$705	\$967				
•					\$196,110	\$269,033				

\$191 per sf

Magistrate Judge Chambers Suite		Sf. Ea.	Space Reg'd.	
1	Judge's Chambers	400	400	
1	Judge's Tallet	50	50	
1	Judge's Closet	10	10	
1	Vestibule	50	50	
1	Reception Area	100	100	
1	Coat Closet	10	10	
1	Secretarial Workstation	120	120	
1	File Storage Area	60	60	
1	Facsimile Machine Area	10	10	
1	Copier Area	50	50	
1	Storage	08	80	
1	Service Unit	20	20	
	Reference/Conference Room	300	300	
1	Law Clerk's Offices	150	150	
i	Law Clerk's Offices	] 150		

Total 1,410

GSA SUPPLEMENTAL WORKSHEET									
Item Description	Uniformat Element	Quantity		Unit Cost	Totals	Totals Include OH & F			
USDC - (A1)									
Magistrate Judge Jury Facilities									
(MJJF) Interior Walls(Framed w/ GB)	C11	270	LF	\$86.16	\$23,263	\$31,914			
(MJJF) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578			
(MJJF) Painted Walls	C13	800	SF	\$1.22	\$976	\$1,339			
(MJJF) Wall Fabric or Vinyl	C13	1,600	SF	\$3.25	\$5,200	\$7,134			
(MJJF) Wood Base, Rail & Trim	C13	560	LF	\$17.50	\$9,800	\$13,444			
(MJJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950.00	\$1,900	\$2,607			
(MJJF) Finish Doors (Stain)	C13	10	ĒΑ	\$300.00	\$3,000	\$4,116			
(MJJF) Tile Flooring (Private Baths)	C13	2	EA	\$465.00	\$930	\$1,276			
(MJJF) Carpet Flooring (28 oz )	C13	500	SF	\$3.75	\$1,875	\$2,572			
(MJJF) Decoritive Soffits	C13	750	SF	\$6.25	\$4,688	\$6,431			
(MJJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269			
(MJJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303			
(MJJF) Power and RI for Data & Sec.	D42	700	SF	\$25.00	\$17,500	\$24,007			
(MJJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430			
(MJJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058			
(MJJF) Sprinklers Adjust Shell to Fit Space	D31	702	SF	\$0.50	\$351	\$482			
					\$94,003	\$128,958			

\$184 per sf

District Judge Jury Facilities		Sf. Ea.	Space Regid.	
	1 Soundlock Entry	50	50	
2	2 Juror's Toilets	100	200	
	Coat Closet	20	20	
	1 Trial Jury Room	250	250	
	1 Service Unit	20	20	
	1 Audio/Video Equipment	10	10	
	1 Sworn Jury Custodian	50	50	
	Net Total District Judges Facilities	500	600	
	+ Internal Circulation @ 17%	85	102	
	Occupiable Total District Judges		702	
		Total	702	

GSA	SHEDI	EMEN	TAL WOR	KCHEET		
Item Description	Uniformat Element	Quantity		Unit Cost	Totals	Totals Include OH &
USDC - (A1)						
Grand Jury Facilities						
(GJF) Interior Walls(Framed w/ GB)	C11	300	LF	\$86,16	\$25,848	\$35,46
(GJF) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	
(GJF) Painted Walls	C13	900	SF	\$1.22	\$1,098	\$1,50
(GJF) Wall Fabric or Vinyl	C13	1,800	SF	\$3.25	\$5,850	\$8,02
(GJF) Wood Base, Rail & Trim	C13	720	LF	\$17.50	\$12,600	\$17,28
(GJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950.00	\$1,900	\$2,60
(GJF) Finish Doors (Stain)	C13	10	EΑ	\$300.00	\$3,000	\$4,116
(GJF) Tile Flooring (Private Baths)	C13	2	EA	\$465.00	\$930	\$1,276
(GJF) Carpet Flooring (28 oz)	C13	800	SF	\$3.75	\$3,000	\$4,116
(GJF) Decoritive Soffits	C13	1,800	SF	\$6.25	\$11,250	\$15,430
(GJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269
(GJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,300
(GJF) Power and RI for Data & Sec.	D42	900	SF	\$25.00	\$22,500	\$30,867
(GJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
(GJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058
(GJF) Sprinklers Adjust Shell to Fit Space	D31	894	SF	\$0.50	\$447	\$61
					\$112,943	\$154,94

\$173
per si

district Judge Jury Facilities		Sf. Ea.	Space Reg'd.	
1	Grand Jury Hearing Room	600	600	
1	Entry Vestibule	50	50	
1	Coat Closet	25	25	
1	Service Unit	20	20	
1	Audio/Video Equipment	10	10	
2	Toilets	50	100	
	Net Total District Judges Facilities	755	805	
	+ Internal Circulation @ 11%	83	89	
	Occupiable Total Grand Jury		894	

Total 894

GSA	SUPPL	EMEN	TAL WOF	RKSHEET	****	
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (A1)						
District Clerk's Office						
(DCO) Interior Walls(Framed w/ GB)	C11	1,100	ĻF	\$86.16	\$94,776	\$130,018
(DCO) Interior Doors (Wd'Pln., Mtl Frm and Hdwr)	C11	25	EA	\$1,100.00	\$27,500	\$37,726
(DCO) Painted Walls	C13	9,300	SF	\$1.22	\$11,346	\$15,565
(DCO) Wall Fabric or Vinyl	C13	700	SF	\$3.25	\$2,275	\$3,121
(DCO) Wood Base, Rail & Trim	C13	225	LF	\$17.50	\$3,938	\$5,402
(DCO) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303
(DCO) Finish Doors (Stain)	C13	25	EA	\$300.00	\$7,500	\$10,289
(DCO) Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638
(DCO) Vinyl Flooring Break & Stor.Rms	C13	1,100	SF	\$3.00	\$3,300	\$4,527
(DCO) Carpet Flooring (28 oz )	C13	2,100	SF	\$3.75	\$7,875	\$10,803
(DCO) Vinyl Base (where not wood)	C13	1,000	LF	\$3,00	\$3,000	\$4,116
(DCO) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135
(DCO) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(DCO) Power and RI for Data & Sec.	D42	3,125	SF	\$25.00	\$78,125	\$107,176
(DCO) Built-in Cabilets (Base Only)	E11	30	LF	\$250.00	\$7,500	\$10,289
(DCO) Built-in Cabinets (Upper Only)	E11	30	LF	\$150.00	\$4,500	\$6,173
(DCO) Sprinklers Adjust Shell to Fit Space	D31	3,125	SF	\$0.50	\$1,563	\$2,144
					\$257,847	\$353,727

\$113 per sf

District Clerk's Office		Sf. Ea.	Space Regid.	
	1 Clerk of Court w/ Private Toilet	350	350	
	1 Chief Deputy Clerk	250	250	
	1 First Line Supervisors	180	180	
	1 Operational/ Admin. First Line Supervis	120	120	
	3 Deputy Clerk	70	210	
	1 Storage	300	300	
	1 Intake/Queing Area for - 5 Visitors	75	75	
	1 Counter & Workstation for - 1 Clerk	45	45	
	1 Accessory Work Counter for - 1 Clerk	25	25	
	1 Cashier's Station and Counter	45	45	
	1 Equipment Storage	50	50	
	1 High Volumn Copier Area	120	120	
	1 Mail Work Area	100	100	
	1 Facsimile Work Area	10	10	
	1 Supplies Storage (Short Term)	150	150	
	1 Break Room (Includes Service Unit	200	200	
	1 Vault	90	90	
	1 Computer Facility & Automation Storag	200	200	
	Net Total District Clerk's Facilities		2,520	
	+ Internal Circulation @ 24%	0	505	
	Occupiable Total District Judges		3,125	

Total 3,125

				***		
GSA	SUPPL	.EMEN	TAL WOR	KSHEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & I
USDC - (A1)						
Joint Use Spaces						
(JUS) Interior Walls(Framed w/ GB)	C11	800	LF	\$86,16	\$68,928	\$94,559
(JUS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	8	EA	\$1,100.00	\$8,800	\$12,072
(JUS) Painted Walls	C13	5,000	SF	\$1.22	\$6,100	\$8,368
(JUS) Wall Fabric or Vinyl	C13	2,200	SF	\$3.25	\$7,150	\$9,809
(JUS) Wood Base, Rail & Trim	C13	300	LF	\$17.50	\$5,250	\$7,202
(JUS) Paneling - Wall (36")	C13	1,200	SF	\$16.50	\$19,800	\$27,163
(JUS) Finish Doors (Stain)	C13	8	EA	\$300.00	\$2,400	\$3,292
(JUS) Carpet Flooring (28 oz )	C13	3,200	SF	\$3.75	\$12,000	\$16,462
(JUS) Vinyl Base (where not wood)	C13	3,000	LF	\$3.00	\$9,000	\$12,347
(JUS) Power and RI for Data & Sec.	D42	1,500	SF	\$25.00	\$37,500	\$51,444
(JUS) Built-in Cabilets (Base Only)	E11	50	LF	\$250.00	\$12,500	\$17,148
(JUS) Built-in Cabinets (Upper Only)	E11	50	LF	\$150.00	\$7,500	\$10,289
(JUS) Structure for Library	A21	1	LS	\$10,000.00	\$10,000	\$13,718
(JUS) Sprinklers Adjust Shell to Fit Space	D31	3,150	SF	\$0.50	\$1,575	\$2,161
	:				\$208,503	\$286,035

\$	91
per	sf

Joint Use Spaces		Sf. Ea.	Space Reg'd,	
1	Court Reports	525	525	
1	Law Library	1,225		
1	Training	400	400	
1	Public Waiting Area	1,000	1,000	
		Total	3,150	

	T AGENCY B - TENANT IMPROVEMENTS, SE AGENCY NAME	Bureau of Re				(GSF) ⊨	175,15
	AGENCY BUREAU CODE	1423	Cidille	illoli			
			4:n F.	deset Divitalia - 10-			
	PROJECT TITLE			deral Building / Co	urtnouse		
	LOCATION: CITY, STATE	Billings, Mon	itana				
				·	SUBTOTAL	F00 000T	ECC
MM	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCY		COST	ECC COST	COST/GS
	TENANT IMPROVEMENT COSTS				\$1,433,205	\$1,433,205	\$8.
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$56,972	\$84,019	\$0.
	SECURITY COSTS				\$0	\$0	\$0.
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded B1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code B1 on Sheets A-G]	SECURITY SUBTOTAL [Code B2 on Sheet A-G]	ECC COST	ECC COST/GS
i .	Foundations			\$0	\$0	\$0	\$0.
2	Basement Construction			\$0	\$0	\$0	\$0.
1	Superstructure			\$0	\$0	\$0	\$0.
i	Exterior Walls			\$0	\$0	\$0	\$0
2	Exterior Glazing & Doors	<u> </u>		\$0	\$0	\$0	\$0
3	Roofing			\$0	\$0	\$0	\$0
1	Partitions, Doors & Specialties			\$300,040	a))	\$442,481	\$2
2	Access/Platform Floors			\$38,632	\$0	\$56,972	\$0
3	Interior Finishes			\$335,525	\$0	\$494,812	\$2
1	Conveyance Systems			\$0	\$0	\$0	\$0
1	Plumbing			\$0	\$0	\$0	\$0
2	HVAC			\$0	\$0	\$0	\$0
1	Fire Protection/Alarm			\$21,260	\$0	\$31,353	\$0
1	Electrical Service, Distribution & Emerg. Power	er .		\$0	\$0	\$0	\$0
2	Lighting and Branch Wiring			\$276,380	4-3-0-30	\$407,588	\$2
3	Communications, Security & Other Electrical S	Systems		\$0	\$0	\$0	\$0
1	Equipment & Furnishings			\$0	\$0	\$0	\$0
i	Special Construction			\$0	\$0	\$0	\$0
2	BUILDING DEMOLITION AND ABATEMENT			\$0	\$0	\$0	\$0
1	Sitework - Building Related			\$0	\$0	\$0	\$0
2	Other Sitework - Project Related			\$0	\$0	\$0	\$0
	Sub Total		Α	\$971,837	\$0	\$1,433,205	\$8
	Contingency - Unknown Site/Design:	10%		\$97,184	****** <b>**************</b>	and the second	\$0
	Subtotal	В		\$1,069,021	\$0	ra de la compansión	\$6
	General Conditions and Profit:	20%	С	\$213,804	\$0	spirite Times	\$1
	Current Estimated Construction Award Cost			\$1,282,825			\$7
	Escalation to Award Date	3.9%	D	\$50,390	\$0	arta N.A. de gluti	\$0
	Estimated Construction Cost at Award	<u> </u>	E				
	ECCA	B+C+	D	\$1,333,214	\$0		\$7
	Construction Contingency & Art	7.5%	F	\$99,991	\$0		\$0
	Estimated Construction Cost	<u> ! </u>					
	ECC	E+F		\$1,433,205	\$0		\$8
	[Link to Location Factors & Escalation]				Escalat	ion Rate Used:	0.
urre							
	te: 12/07/04					calation Date:	06/15

GSA	CHEDI	CMEN	ITAL WO	oveurr	r	
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
B1						
BOR						
Interior Walls(Framed w/ GB)	C11	1,500	LF	\$86.16	\$129,240	\$177,298
interior Doors (Wd, Mtl Frm & Hdwr)	C11	175	EA	\$976.00	\$170,800	\$234,312
BOR Access Floor	C12	1	LS	\$38,632.00	\$38,632	\$52,997
Painted Walls	C13	80,000	SF	\$1,22	\$97,600	\$133,893
Finish Doors (Stain)	C13	175	EA	\$300.00	\$52,500	\$72,022
Paint Exterior & Corr Walls	C13	20,000	SF	\$1.22	\$24,400	\$33,473
Wall Fabric or Vinyl	C13	6,000	SF	\$1.95	\$11,700	\$16,051
Wood Base, Rail & Trim	C13	1,000	T.	\$12.50	\$12,500	\$17,148
Carpet Flooring (28 oz Squares)	C13	41,500	SF	\$3.75	\$155,625	\$213,494
Vinyl Base	C13	10,000	LF	\$3.00	\$30,000	\$41,155
Sprinklers Adjust Shell to Fit Space	D31	42,520	SF	\$0.50	\$21,260	
Power and RI for Data & Sec.	D42	42,520	SF	\$6.50	\$276,380	
	•				\$1,020,637	\$1,400,161

\$3	31	
рег		

BOR		Sf. Ea.	Space Regid.	
	55 Private Offices/Enclosed Spaces	250	13,750	
	1 Open Work Area	25,000	25,000	
	3 Conference Room	290	870	
	20 Storage	145	2,900	

Date:	12/07/04				Estimate Es	calation Date:	06/15/1
Current				******	LSCAIAL	on nate oseu.	0.7
-	[Link to Location Factors & Escalation]				Fscalat	on Rate Used:	0.7
	ECC	E+F		\$4,398,874	\$0		\$25.1
	Estimated Construction Cost						
	Construction Contingency & Art	7.5%	F	\$306,898	<u> </u>	Particulation	\$1.7
	ECCA	B+C+D		\$4,091,976	\$0		\$23.3
	Estimated Construction Cost at Award		E				
	Escalation to Award Date	3.9%	D	\$154,658	\$0		\$0.8
	Current Estimated Construction Award Cost	B + C		\$3,937,318	\$0	Paga Talaksa	\$22.4
	General Conditions and Profit:	20%	c	\$656,220	\$0	Harver alaca	\$3.7
	Subtotal	В		\$3,281,098	\$0		\$18.7
	Contingency - Unknown Site/Design:	10%		\$298,282	\$0		\$1.7
				Ψ2,302,010	φυ	φ <del>4</del> ,396,674	<b>⊅</b> ∠5.1
	Sub Total		A	\$2,982,816	ф0 \$0	\$4,398,874	\$0.0 \$25.1
G12	Other Sitework - Project Related			\$0 \$0	φυ \$0	φυ \$0	\$0.0 \$0.0
G11	Sitework - Building Related			\$19,555 \$0	φυ \$0	\$26,806 \$0	\$0.1 \$0.0
F12	BUILDING DEMOLITION AND ABATEMENT			\$19,533	ან აზე	\$25,719 \$28,806	\$0.1 \$0.1
F11	Special Construction			\$17,440	\$0 \$0	\$851,552	\$4.8
E11	Equipment & Furnishings	7,3151113		\$0 \$577,426	\$0 \$0	\$0	\$0.0
D43	Communications, Security & Other Electrical S	Svetome		\$282,992 \$0	\$0 \$0	\$417,339	\$2.3
D42	Lighting and Branch Wiring			\$22,000	\$0 <b>\$</b> 0	\$32,444	\$0.1
D41	Electrical Service, Distribution & Emerg. Powe	r		\$11,149	\$0	\$16,442	\$0.0
D31	Fire Protection/Alarm			\$172,665	\$0 \$0	\$254,636	\$1.4
D21	HVAC			\$138,060	\$0 \$0	\$203,602	\$1.1
D11	Conveyance Systems Plumbing			\$150,000	\$0	\$221,211	\$1.2
D11	Interior Finishes			\$486,107	\$0	\$716,881	\$4.C
C12				\$8,500	\$0	\$12,535	\$0.0
C11 C12	Partitions, Doors & Specialties Access/Platform Floors			\$894,000	\$0	\$1,318,417	\$7.5
B13	Roofing			\$0	\$0	\$0	\$0.0
B12	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.0
B11	Exterior Walls			\$130,120	\$0	\$191,893	\$1.1
A21	Superstructure			\$57,540	\$0	\$84,856	\$0.4
A12	Basement Construction			3 S. 193 193 22 <b>\$0</b>	\$0	\$0	\$0.0
A11	Foundations			\$15,284	\$0	\$22,540	\$0.1
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded C1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code C1 on Sheets A-G]	SECURITY SUBTOTAL [Code C2 on Sheet A-G]	ECC COST	ECC COST/GSF
					- 1		
	SECURITY COSTS	0,10			φ12,535 \$0	\$10,460	\$0.0
	NO MARKET COMPARABLE - RAISED FLOO	OBS			\$12,535	\$18,486	\$0.1
SUMMAI	RY OCCUPANT AGREEMENT (OA) COST DA TENANT IMPROVEMENT COSTS	TA FOR AGENO	CY		COST \$4,398,874		COST/GSF \$25.1
					SUBTOTAL	ECC COST	ECC
	LOCATION: CITY, STATE	Billings, Monta	ana				
	PROJECT TITLE			leral Building / Co	urthouse		
		1525					
	AGENCY BUREAU CODE		Servi	ce			
	AGENCY NAMF	IIC Mayabala					
IENANI	AGENCY C - TENANT IMPROVEMENTS, SE AGENCY NAME	U.S. Marshals				(GSF) =	175,15

GSA	SUPPL	EMEN	TAL WOL	RKSHEET		
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals
<u></u> .	Element	<u> </u>	Measurement			Include OH & I
USMC - (C1)						
Scheduled Project (5th Floor)						
(SP) Demo Floor Structure for Elevator	F12	1	LS	\$19,533.00	\$19,533	\$26,796
(SP) Underpinning of Foundation	A11	1	LS	\$7,644.00	\$7,644	\$10,486
(SP) Concrete (Footings, Foundations for Elevator)	A11	1	LS	\$7,640.00	\$7,640	\$10,481
(SP) Masonry (Elevator Shaft)	A21	1	LS	\$40,440.00	\$40,440	\$55,478
(SP) Masonry (Prisoner Areas)	C11	1	LS	\$145,722.00	\$145,722	\$199,909
(SP) Structural Steel (Under Glazed				0110,122.00	<b>9</b> . (5),122	4,00,220
Masonry)	A21	1	LS	\$17,100.00		
(SP) Wood Moldings (Finish Carpentry)	C13	1	LS	\$3,256.00	\$3,256	\$4,467
(SP) Cabinets	E11	1	LS	\$8,920.00	\$8,920	\$12,237
(SP) Elevator	D11	1	EA	\$150,000.00	\$150,000	\$205,777
(SP) Interior Walls(Framed w/ GB)	C11	1	LS	\$127,965.00	\$127,965	\$175,549
(SP) Interior Doors (Wd, Steel, Access, Coil, Security and Hdwr)	C11	,	LS	\$137,224.00	\$137,224	\$188,251
(SP) Ceramic Tite (Walls & Floors)	C11	1	LS	\$6,490.00	\$6,490	\$8,903
(SP) Terrazzo Flooring	C11	1	LS	\$65,801.00	\$65,801	\$90,269
(SP) Suspended Ceiling System	C11	1	LS	\$24,100.00	\$24,100	\$33,062
(SP) Carpet	C13	1	LS	\$10,400.00	\$10,400	\$14,267
(SP) Painted Walls	C13	1	LS	\$278,156.00	\$278,156	\$381,588
(SP) Sound Attenuation Batts	C11	1	LS	\$28,906.00	\$28,906	\$39,655
(SP) Wall Fabric or Vinyl	C13	1	LS	\$2,165.00	\$2,165	\$2,970
(SP) Finish Doors	C13	1	LS	\$3,450.00	\$3,450	\$4,733
(SP) Access Flooring (Control Room)	C12	1	LS	\$8,500.00	\$8,500	\$11,661
(SP) Detention Restroom Partitions &	<u> </u>	<u> </u>		40,000,00	20,000	Q.1,00
Accessories	E11	1	LS	\$5,126.00	\$5,126	\$7,032
(SP) Detention Equipment	E11	1 1	LS	\$318,100.00	\$318,100	\$436,385
(SP) Electrical	D42	1	LS	\$157,245.00	\$157,245	\$215,717
(SP) Plumbing	D21	1	L.S	\$93,820.00	\$93,820	\$128,707
(SP) HVAC	D22	1	LS	\$130,665.00	\$130,665	\$179,253
					\$1,798,368	\$2,467,091

\$386 per sf

USMS Scheduled Project for 5th Floor and Basement (Int. Eleva	Sf, Ea.	Space Reg'd.	
1 5th Floor	4,626	4,626	
1 Basement Vehicle Sallyport	1,307	1,307	
1 1-5 Penetrations	460	460	
	Total	6,393	

GSA	CLIDE	_1.f=	TAI 1810-1	CHEET		
Item Description	Uniformat	Quantity	TAL WORL	Unit Cost	Totals	Totals
····· - · · · · · · · · · · · · · · · ·	Element		Measurement		ļ	include OH &
UBMC - (C1)	<del> </del>	-				
Additional Program items	<del>                                     </del>	<del> </del>				
(AP) Interior Walls(Framed w/ GB)	Cii	1,850	LF	\$86.16	\$159,396	\$218,6
(AP) Interior Doors (Wd, Mtl Frm & Hdwr)	C11	50	EA	\$976.00	\$48,800	566,9
AP) Interior CMU wall at Datention	C11	350	ĻF	\$335.00	\$117,250	\$160,6
(AP) Add sound Blankets to walls	Cit	8,400	SF	\$0.35	\$2,940	I
(AP) USMS - Vault Doors	O11	2	EA	\$8,800 00	517,600	\$24,1
(AP) Accessories for Private Baths	C11	4	EA	\$665.00	\$2,660	\$3,6
AP) Accessories for Shower Rooms	C11	2	EA	\$450.00	\$900	\$1,2
AP) Lockers	011	24	EA	\$200.00	\$4,800	56,5
(AP) Painted Walls	C13	8,000	SF	\$1.22	\$9,760	\$13,3
(AP) Paint Exterior & Corr Walls	C13	4,000	SF	\$1.22	\$4,880	\$6,6
AP) Finish Doors (Stain)	C13	50	EA	5300 00		\$20,5
AP) Wall Fabric or Vinyl (33% of space) AP) Wood Base, Rail & Trim	C13	2,000	SF LF	\$3.25 \$12.50	\$32,500 \$25,000	\$44.5 \$34,2
			***************************************			
(AP) Well Tile in Private Baths (4' Tall)	C13	4	EA	\$950 00	\$3,800	\$5,2
AP) Wall Tile in Shwr Rooms (Full HTI)	C13	2	EA	\$3,000.00	\$6,000	\$8,2
AP) Vinyl Base (where not wood)	C13	1,600	LF	\$3.00	\$4,800	\$6,5
AP) Carpet Flooring (28 oz Squares)	C13	10,000	SF	\$3.75	537,500	\$51.4
AP) Tite Flooring (Private Baths)	C13	4	<u>EA</u>	\$1,000.00	\$4,000	\$5,4
AP) Tile Flooring (Private Baths)	C13	2	EA	\$1,600.00	\$3,200	S4,3
AP) Vinyl Flooring Break & Stor.Rms	C13	2,500	SF	\$3.00	\$7,500	\$10.2
AP) Epoxy Terrazzo Floor - Cells	C13	1,300	SF	\$22.00	\$28,600	\$39,2
AP) Private Baths (toilet & Lav)	D21	- 6	EA	\$2,285.00	\$13,710	\$18,8
AP) Collee/Work Areas	D21	2	<u>EA</u>	\$950.00	\$1,900	\$2,5
AP) Detention Fixtures	D21	3	EA	\$4,500 00	\$13,500	\$18,5
AP) Detention Shower & Eyewash	D21	1	EΑ	\$7,930.00	\$7,930	\$10,B
AP) Showers	D21	3	EA	\$2,400 00	\$7,200	\$9,8
AP) USMS -Special Ventilation	D22	1	LS	\$42,000 00	\$42,000	\$57,6
AP) Sprinklers Adjust Shell to Fit Space	D31	3.838	SF	\$0.50	\$1,919	\$2,6
AP) Add for Detention Area	D31	4,000	SF	\$1.50	\$5,000	\$8,2
AP) Power and RI for Data & Sec.	D42	3,838	SF	\$35.00	5134,330	\$184,2
AP) Built-in Cabilets (Base Only)	E11	30	LF	\$250.00	\$7,500	\$10,2
AP) Built-in Cabinets (Upper Only)	Ett	30	LF	\$150 00	\$4,500	\$6,1
AP) Add to Sec. Door Controls	E11	1	LS	\$25,000.00	\$25,000	\$34,2
AP) Security Ceilings	E11	1,300	SF	\$45.00	\$58,500	\$80,2
AP) Cell Fronts	E11	1,000	SF	\$37 00	\$37,000	\$50,7
AP) Cell Doors w/ Hdwr	E11	3	EA	· \$1,200 00	\$3,600	\$4,5
AP) Cell Equip (Banch, Scm)	E11	3	EA	\$1,200.00	\$3,600	\$4,9
AP) Interview Room Stools	E11	3	EA	S210 00	\$630	S8
AP) Interview Room Counters	E11	15	LF	\$130.00	\$1,950	\$2,6
AP) Ballistic Doors	E11	5	EA	\$2,700.00	\$13,500	\$18,5
AP) Ballistic Windows	E11	4	EA	55,000.00	\$20,000	\$27,4
AP) Ballisting Wall Armor Panels	E11	1,000	SF	\$34 00	\$34,000	\$46,6
AP) Security Mesh for walls	E11	5,000	SF	<u>56 60</u>	\$33,000	\$45,2
AP) Add Structure to support cells	A21	1	LS	\$10,000 00	513,718	\$18,8
					51,021,873	\$1,401,8

51,021,873 \$1,401,857
oject Development Cost Estimating Requirements

\$76 per si

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal

FACILITIES SPACE PROGRAM

GSA No. PR20040830039

BILLINGS, MONTANA							
DISTRICT OF MONTANA							
		2020 USA	2020 USMS FACILITY PLAN	AN			
	MINIMUM		STAFF	QUANTITY	TOTAL	CIRCULATION	TOTAL
SPACE TITLE	SO.FT.		INDIV.	UNIT	SO. FT.	FACTOR	SO. FT.
Prisoner Vehicle Sallyport (PVS)	600			1	009		
Prisoner Processing	300			1	300		
Priosoner Elevator	160						
Dumb Waiter	01						
Holding Cells	200			4	800		
Isolation Cell	150			9	450		
Priosoner Property	120			1	120		
Altorney / Prisoner iterview Rooms	75 single	e e		2	150		
	t50 multi			1	150		
WALKE AND A SECOND ASSESSMENT AND A SECOND ASSESSMENT A	75 bond release	release		-	75		
Maximum Secrulty Areas Total	1840		0	14	2645	0	
Included in Scheduled Remodel					1825		
Included in Feasibility Study					820		

(2) Included in Scheduled Remodel
(2) Included in Scheduled Remodel
(1) Included in Scheduled Remodel

Included in Scheduled Remodel

Included in Scheduled Remodel included in Scheduled Remodel Included in Scheduled Remodel

Administrative Staff	250	1	250		
	t50 each addi	0	0		
U.S. Marshal	390	1	390		
	50 water closet	-	09		
Chiel Deputy U.S. Marshal	350	1	350		
	60 water closet	-	9		
Assitant Chief Deputy	290	o	0		
Executive Secretary	200	1	200		
Conference / Training Room	350		1 350		Small Conference Room (230 st) Included in Scheduled Remodel
Vauil	150		1 120		
Computer / Tele / Dala Room	200		1 200		
Computer Systems Admin.	190	()	190		
Administrative Areas Total	2640	7	4 2200	0	0
Included in Scheduled Remodel			0	***************************************	
Included in Feasibility Study			2200		

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation

GSA No. PR20040830039

Elizace Boom with Chauseall solves	1200	c	-	0061		
THIGS HOUR WALL STORIES LYCKELS	2000	2 5		2007		
ninou nanhe		2		1031		Small Squad Room (350 Sf) included in Scheduled Remodel
Supervisory Deputy	250	1		250		
Secure Storage	150	***************************************	-	150		
Prisoner Galley	120		1	120		
Warrants Squad	500		0	0		
Warrants Squad Supervisor	250		0	0		
Security Equipment Room	150			150		
Command and Control Center	320		+	320		Included in Scheduled Remodel
Pistol Range	2000		0	0		
FATS Room	300		1	300		
Joint Regional Task Force	6500	1		6500		
Task Force Supervisor	290	1		290		
Operations Areas Total	12155	13	9	10530	0	0
Included in Scheduled Remodel				870	**************************************	
Included in Feasibility Study				9660		`
WITSEC Offices	200	О		0		•
Tactical Equipment	150		1	150		
Vault	150		1	150		
Work / Wall / File Room	200		1	200		
NASAF	750		0	0		
Slorage	150		1	150		
Administrative Officer	190	1		190		
Olher Private Office	190	0		0		
Resource Room	350		0	0		
Slaff Water Closel	90 minimum		2	180		
Visiling Agent	150	0		Ó		
Admin / Operations Areas Total	2570	1	9	1020	0	0
Included in Scheduled Remodel				0		
Tringing of the case of the ca				0701		
Public Reception	150	7-	*	150		Included in Scheduled Remodel
Public Reception Total	150	-	0	150	0	
Included in Scheduled Remodel				150		
Included in Feasibility Study				0		

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal

GSA No. PR20040830039

CSO Olfice	150 (supervisor)	0		o		
	100 (gun lockers)		1	100		
CSO Break Room	50	8		400		
CSO Space Total	300	8	1	200	0	0
Included in Scheduled Remodel				0		
Included in Feasibility Study				200		
Senior Court Security Inspector	190 (superviser)	0		0		
	400 (workroom)		0	Ö		
	140 (storage)		o	0		
SCSt Space Total	730	0	0	0	O	0
Included in Scheduled Remodel	-			0		
Included in Feasibility Study				0		
TOTAL STAFF, OFFICE, AND SPECIAL PURPOSE SPACE		30		17045	- December 11 April 1981	
Secured Inside USMS Government Parking		15				
Secured Inside USMS Gov Parking Total		15				
Included in Scheduled Remodel				2845		
Included in Feasibility Study				14200		
Grand Total Inclusive of a 30% Circulation Factor				22159		
Included in Scheduled Remodel		-		0		
Included in Feasibility Study				18460		

GSA	SUPPL	.EMEN	TAL WOF	KSHEI	ET	
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totais	Totals include OH & P
USMC - (C1)						
USMS/USDC Security Screening Station						
(SSS) Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
(SSS) Wood Base, Rail & Trim	C13	200	LF	\$17.50	\$3,500	\$4,801
(SSS) Interior Walls(Framed w/ GB)	C11	40	LF	\$86.16	\$3,446	\$4,728
(SSS) Paneling - Wall (36*) Chambers	C13	160	SF	\$16.50	\$2,640	\$3,622
(SSS) Bullet Resistant Glass	F11	120	SF	\$100.00	\$12,000	\$16,462
(SSS) Ballisting Wall Armor Panels	F11	160	SF	\$34.00	\$5,440	\$7,463
		ļ			\$29,526	\$40,506

	IT AGENCY D - TENANT IMPROVEMENTS, SE		erior/Field Solicitors		(GSF) =	175,15
		1427	enon rela Solicitors	•		
			odoral Building / Co	urthouse		
			ederal Building / Co	urtnouse		
	LOCATION: CITY, STATE	Billings, Montana				
				SUBTOTAL	ECC COST	ECC
UMM	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGENCY		COST	ECC COST	COST/GSF
	TENANT IMPROVEMENT COSTS			\$197,643	\$197,643	\$1 <i>.</i> 1
	NO MARKET COMPARABLE - RAISED FLOO	ORS		\$0	\$0	\$0.0
	SECURITY COSTS			\$0	\$0	\$0.0
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS - Coded D1 on Sheets A-G (Security at Bottom of Sheet)	,	TI SUBTOTAL COST [Code D1 on Sheets A-G]	SECURITY SUBTOTAL [Code D2 on Sheet A-G]	ECC COST	ECC COST/GSI
11	Foundations		\$0	\$0	\$0	\$0.0
12	Basement Construction		18 9 18 3 19 19 \$0	::::::::::::::::::::::::::::::::::::::	\$0	\$0.0
21	Superstructure		\$10,000	\$0	\$14,747	\$0.0
11	Exterior Walls		\$0	\$0	\$0	\$0.
12	Exterior Glazing & Doors		\$0	\$0	\$0	\$0.
13	Roofing		. tv. (g. 14.) 4. 4. <b>\$0</b>	\$0	\$0	\$0.
11	Partitions, Doors & Specialties		\$58,864	\$0	\$86,809	\$0.
12	Access/Platform Floors		\$0	\$0	\$0	\$0.
13	Interior Finishes		\$56,755	\$0	\$83,699	\$0.
11	Conveyance Systems		\$0	\$0	\$0	\$0,
21	Plumbing		\$1,200	\$0	\$1,770	\$0.
22	HVAC		\$0	\$0	\$0	\$0.
31 41	Fire Protection/Alarm  Electrical Service, Distribution & Emerg. Power		\$0 \$1,200	\$0 \$0	\$0	\$0.
42	Lighting and Branch Wiring	![	\$0	\$0 \$0	\$1,770 \$0	\$0. \$0.
43	Communications, Security & Other Electrical S	Svetome		\$0 \$0	\$0	\$0.
11	Equipment & Furnishings	bystems .	\$6,000	\$0 \$0	\$8,848	\$0. \$0.
11	Special Construction		\$0	\$0	\$0	\$0.
12	BUILDING DEMOLITION AND ABATEMENT		\$0	\$0	\$0	\$0.
11	Sitework - Building Related		\$0	\$0	\$0	
12	Other Sitework - Project Related		\$0	\$0	\$0	\$0.
	Sub Total	Α	\$134,019		\$197,643	
	Contingency - Unknown Site/Design:	10%	\$13.402	. 8 % + 11 - 4 \$0		\$0.
	Subtotal		\$147,421	\$0		
	General Conditions and Profit:	20% C	\$29,484			\$0 \$0
	Current Estimated Construction Award Cost		\$176,905		1 1 1 1 1 1 1 1 1 1	
	Escalation to Award Date		\$6,949			
	Estimated Construction Cost at Award	E				
	ECCA	B+C+D	\$183,854	\$0		\$1
	Construction Contingency & Art	7.5% F	\$13,789	\$0	er 11 ver de veda	\$0
	Estimated Construction Cost	<u> </u>				
	ECC	E+F	\$197,643	\$0		\$1
	[Link to Location Factors & Escalation]			Escalat	ion Rate Used:	0.
~						<u> </u>
Curre	ent te: 12/07/04					06/15

G5%	SUPPL	EMEN	TAL WO	RKSHEE	Т	
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals
	Biemeni		Measurement			Include OH &
(D1)						
DOI Field Solicitors						
Add Structure to support Library	A21	1	LS	\$10,000.00	\$10,000	\$13,718
Interior Walls(Framed w/ GB)	C11	400	LF	\$86.16	\$34,464	\$47,279
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	25	EA	\$976.00	\$24,400	\$33,473
Painted Walls	C13	14,000	SF	\$1.22	\$17,080	\$23,431
Finish Doors (Stain)	C13	25	EA	\$300.00	\$7,500	\$10,289
Vinyl Base	C13	1,500	LF	\$3.00	\$4,500	\$6,173
Vinyl Flooring Break & Stor.Rms	C13	350	LF	\$3.00	\$1,050	\$1,440
Carpet Flooring (28 oz Squares)	C13	7,100	SF	\$3.75	\$26,625	\$36,526
Sprinklers Adjust Shell to Fit Space	D31	7,444	SF	\$0.50	\$3,722	\$5,106
Power and RI for Data & Sec.	D42	7,444	SF	\$6.50	\$48,386	\$66,378
Built-in Cabinets (Base Only)	E11	15	LF	\$250.00	\$3,750	\$5,144
Built-in Cabinets (Upper Only)	E11	15	LF	\$150.00	\$2,250	\$3,087
Kitchen (Sink & Disposal)	D21	1	EA	\$1,200.00	\$1,200	\$1,646
					\$177,727	\$253,692

\$	34
per	sf

DOI Field Solicitors Suite	Sf. Ea.	Space Reg'd.		
1	FS Office (15x20)	300	300	
8	Attorney Offices (15x15)	225	1,800	
1	Conlerence Room (15x20)	300	300	· "
4	Receptionist/Para-Legal (10x10)	100	400	
1	Copier, Fax, etc. (15x15)	225	225	
1	Reception Area w/ Coat Closet	100	100	
1	Off. Kitchen & Breakroom (10x15)	150	150	
1	Lib. Shelves (164x16 +20% Growth)	3,149	3,149	
1	File Cabinets (60x10 +20% Growth)	720	720	
1	Store Room (10x10)	100	100	
1	Library Work Area (10x10)	100	100	
1	Server & Tape Storage (Climate Contr	100	100	
		Total	7 444	

	IT AGENCY E - TENANT IMPROVEMENTS, SE AGENCY NAME		Homeland Security - I		(GSF) =	175,1
		7056	nomerand Security - i	ederal Protective S	ervices	
			- F-4- IB 4-2- 40		***************************************	
			r Federal Building / C	ourthouse		
	LOCATION: CITY, STATE	Billings, Monta	na	···	-	
						ECC
M	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGENC	Y	SUBTOTAL COST	ECC COST	COST/G
	TENANT IMPROVEMENT COSTS			\$47,838	\$47,838	\$(
	NO MARKET COMPARABLE - RAISED FLOO	ORS		\$0	\$0	\$1
	SECURITY COSTS			\$0	\$0	\$
	Topget Improvement UNICODUST		TIOURTOTAL	OF OUR TO		
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded E1 on Sheets		TI SUBTOTAL	SECURITY SUBTOTAL [Code	E00 000T	ECC
	A-G (Security at Bottom of Sheet)		on Sheets A-G]		ECC COST	COST/G
	Foundations		- A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$0	\$(
	Basement Construction		14500 Marianis \$0		\$0	\$
	Superstructure		########## <b>\$</b> (		\$0	\$
	Exterior Walls		\$(	the first contraction of a design of the	\$0	\$
	Exterior Glazing & Doors		\$(	<ul> <li>Charles and All Marketine and All All All All All All All All All Al</li></ul>	\$0	. \$
	Roofing		\$0.000 to 10.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0.000 \$0		\$0	\$
	Partitions, Doors & Specialties		\$11,773		\$17,362	\$
	Access/Platform Floors		\$6	1 19 5 - 10 to 11 11 11 12 1 15 1 15 1	\$0	\$
	Interior Finishes		\$11,076		\$16,333	\$
	Conveyance Systems		\$4.5(Add 20.44 Add \$0		\$0	\$
	Plumbing		aliminikansk <b>s</b>	The second contract of	\$0	9000 BH\$
	HVAC		Maid finite in the \$1	and the second of the following of the English	\$0	\$
	Fire Protection/Alarm		\$68!	A CARLO TO SEE A CONTROL OF THE	\$1,010	\$
	Electrical Service, Distribution & Emerg. Power	r	\$(		\$0	\$ 12.15
	Lighting and Branch Wiring		\$8,908		\$13,133	\$
	Communications, Security & Other Electrical S	Systems	\$0	A CONTRACTOR OF THE CONTRACTOR	\$0	<u> </u>
	Equipment & Furnishings	· · · · · · · · · · · · · · · · · · ·	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$0	\$
	Special Construction		\$(		\$0	5415.EE
	BUILDING DEMOLITION AND ABATEMENT		\$(		\$0	\$
	Sitework - Building Related		\$ 5.50	ALTONOMICS AND A SECOND CONTRACTOR	\$0	300 HALS
	Other Sitework - Project Related		4 m 2 m 2 m 3 m 3 m 3 m 3 m 3 m 3 m 3 m 3	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	\$0	\$
	Sub Total	<u></u>	A \$32,438	\$0	\$47,838	\$
	Contingency - Unknown Site/Design:	10%	\$3,244			\$
	Subtotal	B	\$35,682			\$
	General Conditions and Profit:	20%	\$7,136	\$0		\$
	Current Estimated Construction Award Cost	B+C	\$42,819			\$
	Escalation to Award Date		D   1 - 144.1	2 - 1.40 10 10 (42) (\$0	Ne ERRENCES (ST	\$
	Estimated Construction Cost at Award					
	ECCA	B+C+D	\$44,500			\$
	Construction Contingency & Art	7.5%	=	3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Par dillegrence	\$
	Estimated Construction Cost					
	ECC	E+F	\$47,838	\$0		\$
	[Link to Location Factors & Escalation]			Escalati	on Rate Used:	0
rei	nt					
	e: 12/07/04			Estimate Es		06/1

GSA SUPPLEMENTAL WORKSHEET										
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals				
	Element		Measurement			Include OH & I				
E1										
DHS - FPS										
Interior Walls(Framed w/ GB)	C11	80	LF	\$86.16	\$6,893	\$9,456				
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	5	EA	\$976.00	\$4,880	\$6,695				
Painted Walls	C13	2,750	SF	\$1.22	\$3,355	\$4,603				
Finish Doors (Stain)	C13	5	EA	\$300.00	\$1,500	\$2,058				
Paint Exterior & Corr Walls	C13	400	SF	\$1.22	\$488	\$669				
Carpet Flooring (28 oz Squares)	C13	1,370	SF	\$3.75	\$5,138	\$7,048				
Vinyl Base	C13	350	LF	\$1.70	\$595	\$816				
Sprinklers Adjust Shell to Fit Space	D31	1,370	SF	\$0.50	\$685	\$940				
Power and RI for Data & Sec.	D42	1,370	SF	\$6.50	\$8,905	\$12,216				
					\$32,438	\$44,500				

\$32 per sf

DHS - FPS		Sf. Ea.	Space Regid.	
	502	502		
	1 Private Offices	250	250	
	1 Receptionist	250	250	
	1 Conference Room	300	300	
	1 Storage	68	68	

1,370

ENAN	IT AGENCY F - TENANT IMPROVEMENTS, SE	CURITY AND	RAISE	ED FLOOR COSTS		Project Area (GSF) =	175,15
	AGENCY NAME	U.S. Attorne					110,10
	AGENCY BUREAU CODE	1535					
	PROJECT TITLE	James F. Ba	attin Fe	ederal Building / Co	ourthouse		
	LOCATION: CITY, STATE	Billings, Mo					
					T		
UMM.	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGI	ENCY		SUBTOTAL COST	ECC COST	ECC COST/GSI
	TENANT IMPROVEMENT COSTS				\$37,998	\$37,998	\$0.
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0.
	SECURITY COSTS				\$0	\$0	\$0.
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded F1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code F1 on Sheets A-G]	SECURITY SUBTOTAL [Code F2 on Sheet A-G]	ECC COST	ECC COST/GSI
\11	Foundations			\$0	\$0	\$0	\$0.0
112	Basement Construction			\$0	\$0	\$0	\$0.0
۱21	Superstructure			\$0	\$0	\$0	\$0.
311	Exterior Walls			\$0	\$0	\$0	\$0.
312	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.
313	Roofing			\$0	\$0	6.86746.546. <b>\$0</b>	\$0.
711	Partitions, Doors & Specialties			\$12,520	\$0	\$18,464	\$0.
12	Access/Platform Floors			\$0	<ul> <li>A contract the second of the se</li></ul>	\$0	<b>\$0.</b>
213	Interior Finishes			\$7,148		\$10,541	\$0.
)11	Conveyance Systems			\$0	- 14 10-14, 0-101, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	\$0	\$0.
)21	Plumbing			\$0	Commence of the commence of the	45 (45 6) 6 6 6 80	<b>\$0.</b>
22	HVAC			\$0		\$0	\$0.
031	Fire Protection/Alarm			\$404	Paragraph of the Paragraph of the	\$596	\$0.
)41	Electrical Service, Distribution & Emerg. Power	er		\$0	Trial and an arrange of the first of the fir	\$0	\$0.
042 043	Lighting and Branch Wiring	3		\$5,694		\$8,397	\$0.
543 E11	Communications, Security & Other Electrical S Equipment & Furnishings	systems		\$0	The state of the s	\$0	\$0.
-11	Special Construction		· · · · · · · · · · · · · · · · · · ·	\$0 \$0		\$0	\$0.
12	BUILDING DEMOLITION AND ABATEMENT			\$0 \$0	The Assessment of the	\$0	\$0.
311	Sitework - Building Related			\$0		\$0	\$0.
312	Other Sitework - Project Related			\$0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0 \$0	\$0. \$0.
	Sub Total		Α	\$25,766		\$37,998	\$0.
	Contingency - Unknown Site/Design:			\$2,577			\$0.
	Subtotal			\$28,342		astrici dilegii	\$0.
	General Conditions and Profit:	1	С	\$5,668			\$0.
	Current Estimated Construction Award Cost			\$34,011			\$0.
	Escalation to Award Date	3.9%	D	\$1,336			\$0.
	Estimated Construction Cost at Award		Ε				
	ECCA	B + C -		\$35,347			\$0.
	Construction Contingency & Art	1	F	\$2,651	\$0		\$0.
	Estimated Construction Cost	E+1	=	\$37,998	\$0		\$0.
	I		-		, 40	<u> </u>	Ψυ.
	[Link to Location Factors & Escalation]				Escalat	ion Rate Used:	0.7
Curre	ent	1					
	te: 12/07/04	I				calation Date:	Ī

SUPPLEMENTAL WORKSHEET  Item Description Uniformat Quantity Unit Unit Cost Totals To										
	Element		Measurement	Olin Cost	701413	Include OH &				
F1										
USAO										
Interior Walls(Framed w/ GB)	· C11	100	LF	\$86.16	\$8,616	\$11,820				
Interior Doors (Wd, Mil Frm & Hdwr)	C11	4	EΑ	\$976.00	\$3,904	\$5,356				
Painted Walls	C13	1,260	SF	\$1,22	\$1,537	\$2,109				
Finish Doors (Stain)	C13	4	EΑ	\$300.00	\$1,200	\$1,646				
Paint Exterior & Corr Walls	C13	630	SF	\$1.22	\$769	\$1,054				
Carpet Flooring (28 oz Squares)	C13	876	SF	\$3.75	\$3,285	\$4,507				
Vinyl Base	C13	210	LF	\$1.70	\$357	\$490				
Sprinklers Adjust Shell to Fit Space	D31	876	SF	\$0.50	\$438	\$601				
Power and RI for Data & Sec.	D42	876	SF	\$6.50	\$5,694	\$7,811				
					\$25.800	\$35,393				

	\$	40
pe	91	sf

USAO	Sf. Ea.	Space Regid.	
3 Offices/Interview/Work Areas	292	876	

876

ΓΕΝΑΝ	NT AGENCY G - TENANT IMPROVEMENTS, SE	CURITY AND	RAIS	ED FLOOR COSTS		Project Area (GSF) =	175,15
	AGENCY NAME	Probation				• • • • • • • • • • • • • • • • • • • •	170,10
	AGENCY BUREAU CODE	1046					
	PROJECT TITLE	James F. Bat	tin Fe	deral Building / Co	ourthouse		
	LOCATION: CITY, STATE	Billings, Mon		adia. Banang, oc	, ar arease		
		Billinge, mor			<u> </u>		
SUMM.	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCY		SUBTOTAL COST	ECC COST	ECC COST/GSF
	TENANT IMPROVEMENT COSTS		· · · · · · · · · · · · · · · · · · ·		\$376,535	\$376,535	\$2.1
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0.0
	SECURITY COSTS				\$0	\$0	\$0.0
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded G1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code G1 on Sheets A-G]	SECURITY SUBTOTAL [Code G2 on Sheet A-G]	ECC COST	ECC COST/GSF
411	Foundations			\$0	\$0	\$0	\$0.0
112	Basement Construction			\$0	\$0	\$0	\$0.0
121	Superstructure			\$0	\$0	\$0	\$0.0
311	Exterior Walls			\$0	\$0	\$0	\$0.0
312	Exterior Glazing & Doors			\$0	\$0 <b>.\$0</b>	\$0	\$0.0
313	Roofing			144 Telefit Mark Village \$0	\$0	- (M-1-12) <b>\$0</b>	\$0.0
211	Partitions, Doors & Specialties			\$112,276	\$0	\$165,578	\$0.9
212	Access/Platform Floors			\$0	Contract a single and a single	\$0	\$0.0
213	Interior Finishes			\$81,143	\$0	\$119,664	\$0.6
)11	Conveyance Systems			\$0	\$0	\$0	\$0.0
021	Plumbing			\$7,805	\$0	\$11,510	\$0.0
022	HVAC			\$0	\$0	\$0	\$0.0
031	Fire Protection/Alarm			\$3,275	\$0	\$4,830	\$0.0
041	Electrical Service, Distribution & Emerg. Power	·Γ		\$0	T -	\$0	\$0.0
)42	Lighting and Branch Wiring			\$42,575	124 1 4 14 15 15 15 15 15 15 15 15 15 15 15 15 15	\$62,787	\$0.3
043	Communications, Security & Other Electrical S	Systems		\$0		\$0	\$0.0
<u> </u>	Equipment & Furnishings			\$8,250	and the second s	\$12,167	\$0.0
-11	Special Construction			\$0		\$0	\$0.0
-12	BUILDING DEMOLITION AND ABATEMENT			\$0		\$0	\$0.0
311	Sitework - Building Related			17   F 2     18   18   \$0	the second secon	\$0	\$0.0
312	Other Sitework - Project Related			\$0		\$0	\$0.0
	Sub Total		Α	\$255,324	\$0	\$376,535	\$2.1
	Contingency - Unknown Site/Design:	10%	*	\$25,532			\$0.1
	Subtotal	В		\$280,856			\$1.6
	General Conditions and Profit:	20%	С	\$56,171			\$0.3
	Current Estimated Construction Award Cost	B+C		\$337,027		Note: Proposition of the	\$1.9
	Escalation to Award Date	3.9%	D	\$13,238	\$8 \$65 \$ 4 5 3 5 <b>\$0</b>		- \$0 <b>.</b> 0
	Estimated Construction Cost at Award		E				
	ECCA	B+C+	D	\$350,265	\$0		\$2.0
	Construction Contingency & Art		F	\$26,270	################ <b>\$0</b> :		\$0.1
	Estimated Construction Cost						• • • • • • • • • • • • • • • • • • • •
	ECC	E+F		\$376,535	\$0		\$2.1
	[Link to Location Factors & Escalation]				Escalat	on Rate Used:	0.79
Curre	ent te: 12/07/04				Estimata *-	colotion Det	0014 = 14
	Mar-04				Estimate Es ect Development C	calation Date:	06/15/

GSA			•		•						
and a state of the	SUPPLEMENTAL WORKSHEET										
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals					
	Element		Measurement			Include OH & P					
G1											
US Probation											
Interior Walls(Framed w/ GB)	C11	850	LF	\$86.16	S73,236	\$100,469					
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	40	EA	\$976.00	\$39,040	\$53,557					
Painted Walls	C13	17,500	SF	\$1,22	S21,350	\$29,289					
Finish Doors (Stain)	C13	40	EA	\$300.00	\$12,000	\$16,462					
Paint Exterior & Corr Walls	C13	3,000	SF	\$1.22	\$3,660	\$5,021					
Carpet Flooring (28 oz Squares)	C13	6,550	SF	\$3.75	\$24,563	\$33,696					
Vinyl Base (where not wood)	C13	2,600	ŁF	\$3.00	\$7,800	\$10,700					
Sprinklers Adjust Shell to Fit Space	D31	6,550	SF	\$0.50	\$3,275	\$4,493					
Power and RI for Data & Sec.	D42	6,550	SF	\$6.50	\$42,575	\$58,407					
Wall Tile in Private Baths (4' Tall)	C13	3	EA	\$950.00	\$2,850	\$3,910					
Tile Flooring (Private Baths)	C13	3	EA	\$465,00	\$1,395	\$1,914					
Private Baths (toilet & Lav)	D21	3	EA	\$2,285.00	\$6,855	\$9,404					
Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303					
Built-in Cabinets (Base Only)	E11	15	ĹF	\$250.00	\$3,750	\$5,144					
Built-in Cabinets (Upper Only)	E11	30	LF.	\$150.00	\$4,500	\$6,173					
	: '				\$247,799	\$339,942					

\$52 per sf

US Probation		St. Ea.	Space Req'd.	
	1 Chief Probation Officer w/ Toilet	350	350	
	1 Deputy Chief Probation Officer	250	250	
	1 Deputy Office-In-charge	250	250	
	1 Manager	225	225	
	1 Prof. First Line Supervisor (e.g., Sup. PO)	180	180	
	10 Probation Officers and POAs	150	1,500	
	1 Chief Clerk	120	120	
	1 Supervisory Clerks	120	120	
	1 Exec. Secretary (for Chief Probation Office	170	170	
	3 Clerks	70	210	
	1 Reception/Wait Area for - 7 Visitors	150	150	
	1 Counter (5 If per staff) - 2 Staff Counter x 4	105	105	
	1 Conference Area(s) - 21 Stalf	350	350	
	2 Urinalysis Testing Toilets	50	100	_
	1 Urinalysis Supplies Storage	30	30	
	1 Supplies Room	50	50	
	1 Equipment Storage	50	50	
	1 Facsimile Work Station	10	10	
	1 Copy Machines	80	80	
	1 Shredder	25	25	
	1 Vault/Sale	50	50	
	1 Secure Computer Terminal/Printer Room	150	150	
	1 Work Tables	95	95	
	1 Inactive Records Storage - 7 File Units x 9	65	65	
	1 Closed Records Storage - 7 File Units x 9	65	65	
	1 Work Area	135	135	<u> </u>
	1 Gun Lock	10	10	
	1 Transler Box/Storage	50	50	
	1 Staff Lounge w/Service Unit	550	550	
	Net Total U.S. Probalion		5,495	
	+ Internal Circulation @ 19%	***************************************	1,044	İ

6,539

	IT AGENCY H - TENANT IMPROVEMENTS, SE AGENCY NAME	GSA PBS					175,15
	AGENCY BUREAU CODE	4766					7.
	PROJECT TITLE		ttin En	deral Building / Co	urthouse		
		James F. Battin Federal Building / Courthouse Billings, Montana					
	LOCATION. Of 1, STATE	Dillings, Mo	IIIaiia				
ስለክል	ARY OCCUPANT AGREEMENT (OA) COST DA	TA EOD AGE	NOV		SUBTOTAL COST	ECC COST	ECC COST/GS
	TENANT IMPROVEMENT COSTS	IAT OII AGE	-1103	.1	\$54,579	\$54,579	\$0
	NO MARKET COMPARABLE - RAISED FLOO	ORS.			\$0	\$0	\$0 \$0
	SECURITY COSTS	J. 10			\$0	\$0	\$0
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded H1 on Sheets A-G (Security at Bottom of Sheet)	·			SECURITY SUBTOTAL [Code H2 on Sheet A-G]	ECC COST	ECC COST/GS
ı	Foundations			\$0	A ( \$0	# 4. F. F. F. \$0	\$0
2	Basement Construction			\$0	. 44, 64, 44, 45, 54, 54, 50	552 BCA 15 55 <b>\$0</b>	\$0
l	Superstructure			\$0	4 m 17444 (5a, 4m / 2 <b>\$0</b>	\$0	\$0
	Exterior Walls			\$0	\$0	\$0	\$0
2	Exterior Glazing & Doors			\$0	\$0	\$0	\$C
3	Roofing			\$0	\$0	\$0	\$C
1	Partitions, Doors & Specialties			\$12,749	******** <b>\$0</b>	\$18,801	\$0
2	Access/Platform Floors			\$0	\$0	\$0	\$(
3	Interior Finishes			\$10,385	\$0	\$15,316	\$(
1	Conveyance Systems			\$0	\$0	\$0	\$0
1	Plumbing			\$950	\$0	\$1,401	16 S C 4 S C
2	HVAC			\$0	\$0	\$0	\$C
1	Fire Protection/Alarm			\$638	\$0	\$940	\$0
1 ·	Electrical Service, Distribution & Emerg. Powe	r		\$0	\$0	\$0	\$0
2	Lighting and Branch Wiring			\$8,288	4 m (	\$12,222	\$0
3	Communications, Security & Other Electrical S	Systems		\$0	\$0	\$0	\$0
1	Equipment & Furnishings			\$4,000	\$0	\$5,899	\$0
	Special Construction			4.4556.455	\$0	\$0	\$C
2	BUILDING DEMOLITION AND ABATEMENT			\$0	\$0	\$0	\$0
1	Sitework - Building Related			\$0	\$0	\$0	\$0
2	Other Sitework - Project Related			\$0	\$0	\$0	\$0
	Sub Total		Α	\$37,009	\$0	\$54,579	\$(
	Contingency - Unknown Site/Design:	10%		\$3,701	<b>\$0</b> *	prietes discolien	\$(
	Subtotal	В		\$40,710	<del></del>		\$0
	General Conditions and Profit:	20%	С	\$8,142			\$0
	Current Estimated Construction Award Cost	B+0	;	\$48,852			
	Escalation to Award Date	3.9%	D	\$1,919		ej kraj naj nadra dies	::::::::::: <b>\$</b> 0
	Estimated Construction Cost at Award		E				
	ECCA	B+C+	- D	\$50,771	\$0		\$0
	Construction Contingency & Art	7.5%	F	\$3,808		and the second of	sign \$0
	Estimated Construction Cost						
	ECC	E+I	=	\$54,579	\$0		\$0
	[Link to Location Factors & Escalation]				Escalat	ion Rate Used:	0
urre	ent						
	te: 12/07/04				Ectimata Ec	calation Date:	06/19

GSA SUPPLEMENTAL WORKSHEET								
ltem Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals		
	Element	<u> </u>	Measurement			Include OH & !		
<b>H1</b>								
PBS								
Interior Walls(Framed w/ GB)	C11	80	LF	\$86.16	\$6,893	\$9,456		
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	6	EA	\$976.00	\$5,856	\$8,034		
Painted Walls	C13	1,700	SF	\$1.22	\$2,074	\$2,845		
Finish Doors (Stain)	C13	6	EA	\$300.00	\$1,800	\$2,469		
Paint Exterior & Corr Walls	C13	1,000	SF	\$1.22	\$1,220	\$1,674		
Carpet Flooring (28 oz Squares)	C13	1,275	SF	\$3.75	\$4,781	\$6,559		
Vinyl Base	C13	300	LF	\$1.70	\$510	\$700		
Sprinklers Adjust Shell to Fit Space	D31	1,275	SF	\$0.50	\$638	\$875		
Power and RI for Data & Sec.	D42	1,275	SF	\$6.50	\$8,288	\$11,369		
Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303		
Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430		
Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058		
					\$37,009	\$50,771		

\$40	ı
per sf	

PBS	SI. Ea.	Space Req'd.	
3 Private Offices	225	675	
1 Receptionist	250	250	
2 Storage	175	350	

1,275

	AGENCY NAME	Joint Use -		D FLOOR COSTS	·		175,1
-	AGENCY BUREAU CODE						
	PROJECT TITLE	lames F. B.	attin Fe	deral Building / Co	urthouse	<del></del>	
		Billings, Mo			41410450		
=		Jiii.i.go, iii.	Jinut 10				
	ARY COOLEANT AGREEMENT (O.L. COOT DATE				SUBTOTAL COST	ECC COST	ECC
VI.	ARY OCCUPANT AGREEMENT (OA) COST DAT	A FOR AG	ENCY				COST/GS
	TENANT IMPROVEMENT COSTS				\$72,730	\$72,730	\$0
	NO MARKET COMPARABLE - RAISED FLOO SECURITY COSTS	RS			\$0	\$0	\$(
	SECURITY COSTS				\$0	\$0	\$(
	Tenant Improvement - UNIFORMAT			TI SUBTOTAL	SECURITY		
	SYSTEM ELEMENTS -Coded J1 on Sheets			COST [Code J1	SUBTOTAL [Code	ECC COST	ECC
	A-G (Security at Bottom of Sheet)			on Sheets A-G]	J2 on Sheet A-G]	200 000.	COST/G
	Foundations			· eo	- I	0.0	
	Basement Construction			\$0		\$0	\$(
	Superstructure			\$0		\$0	\$(
	Exterior Walls			\$0 \$0		\$0 \$0	\$
	Exterior Glazing & Doors			\$0		\$0 \$0	. \$
	Roofing			1		***************************************	\$
	Partitions, Doors & Specialties		-	\$0 \$22,684	\$0	\$0 \$33,453	\$
	Access/Platform Floors			\$0		\$00,453 \$0	\$
	Interior Finishes			\$12,078		\$17,812	
	Conveyance Systems			\$12,078		\$10,510	1 2 2 2 2 3 <b>\$</b>
	Plumbing			\$3,285	\$0	ф0 \$4,845	\$
	HVAC			\$3,263			
	Fire Protection/Alarm			\$430		\$0	\$
_	Electrical Service, Distribution & Emerg. Power			\$430		\$634	\$
_	Lighting and Branch Wiring					\$0	ing park (≥\$
	Communications, Security & Other Electrical Sy	uetome		\$5,590 \$0		\$8,244	\$
_	Equipment & Furnishings	ysterris		\$5,250	7.7	\$0	\$
	Special Construction					\$7,742	\$
_	BUILDING DEMOLITION AND ABATEMENT			\$0		\$0	\$
	Sitework - Building Related		<del></del>			\$0	\$
	Other Sitework - Project Related					\$0	\$
	Sub Total		Α	\$0 \$49,317		\$0	\$
	Sub Total	L		\$49,517	\$0.	\$72,730	\$
	Contingency - Unknown Site/Design:	10%		\$4,932	****: \$0		\$
	Subtotal	В		\$54,249	A 100 SO	This are a second	:: \$1
	General Conditions and Profit:	20%	С	\$10,850	\$0	edile tuvit feren	\$(
	Current Estimated Construction Award Cost	B+(	>	\$65,098		in alam i	\$(
	Escalation to Award Date	3.9%	D	\$2,557	\$0		Ş
	Estimated Construction Cost at Award		E				
	ECCA	B + C -	+ D	\$67,656			\$
	Construction Contingency & Art	7.5%	F	\$5,074	\$0		:. \$0
	Estimated Construction Cost	,					
	ECC	E+1	7	\$72,730	\$0		\$(
	[Link to Location Factors & Escalation]	Escalation Rate Used:					0
	nt						
at	e: 12/07/04				Estimate Es	calation Date:	06/1

GSA SUPPLEMENTAL WORKSHEET										
ltem Description	Uniformat Element	Quantity		Unit Cost	Totals	Totals Include OH & P				
J1										
Health										
Interior Walls(Framed w/ GB)	C11	150	LF	\$86.16	\$12,924	\$17,730				
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	10	EA	\$976.00	\$9,760	\$13,389				
Painted Walls	C13	2,650	SF	\$1.22	\$3,233	\$4,435				
Finish Doors (Stain)	C13	10	ĒΑ	\$300.00	\$3,000	\$4,116				
Paint Exterior & Corr Walls	C13	500	SF	\$1.22	\$610	\$837				
Carpet Flooring (28 oz Squares)	C13	860	SF	\$3.75	\$3,225	\$4,424				
Vinyl Base	C13	350	LF	\$1.70	\$595	\$816				
Sprinklers Adjust Shell to Fit Space	D31	860	SF	\$0.50	\$430	\$590				
Power and RI for Data & Sec.	D42	860	SF	\$6.50	\$5,590	\$7,669				
Examination Room Sinks	D21	2	EA	\$500.00	\$1,000	\$1,372				
Wall Tite in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303				
Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638				
Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135				
Built-in Cabinets (Base Only)	E11	15	LF	\$250.00	\$3,750	\$5,144				
Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058				
	F 1. 7.				\$49,317	\$67,656				

\$79 per sf

Health		Sf. Ea.	Space Reg'd.	
	2 Private Offices	125	250	
	2 Examiniation Rooms	125	250	
	1 Receptionist	160	160	
	1 Prîvale Toilel	50	50	
	3 Storage	50	150	

860

ENA	NT AGENCY K - TENANT IMPROVEMENTS, SE					(GSF) =	175,15	
	AGENCY NAME AGENCY BUREAU CODE	Interior Depa	artmen	it - Office IG				
		1441						
	PROJECT TITLE	James F. Battin Federal Building / Courthouse						
	LOCATION: CITY, STATE	Billings, Mor	ntana					
		I		<u> </u>			ECC	
NMU	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCY		SUBTOTAL COST	ECC COST	COST/GSF	
	TENANT IMPROVEMENT COSTS				\$83,788	\$83,788	\$0.4	
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0.	
	SECURITY COSTS				\$0	\$0	\$0.	
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded K1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code K1 on Sheets A-G]	SECURITY SUBTOTAL [Code K2 on Sheet A-G]	ECC COST	ECC COST/GSF	
\11	Foundations			\$0	\$0	\$0	\$0.0	
12	Basement Construction			\$0		\$0	\$0.0	
21	Superstructure			\$0		\$0	\$0.0	
311	Exterior Walls			\$0	\$0	\$0	\$0.0	
312	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.0	
13	Roofing			\$0	55.5	\$0	\$0.	
11	Partitions, Doors & Specialties			\$23,317	\$0	\$34,386	\$0.	
12	Access/Platform Floors			\$0	\$0	\$0	\$0.	
13	Interior Finishes			\$15,767	\$0	\$23,251	\$0.	
)11	Conveyance Systems			146 No. 146 No. 156 No.	\$0	\$0	\$0.	
21	Plumbing			\$950	\$0	\$1,401	\$0.	
22	HVAC			\$0	\$0	\$0	\$0.	
31	Fire Protection/Alarm			\$913	\$0	\$1,346	\$0.	
)41	Electrical Service, Distribution & Emerg. Power	er		\$0	\$0	44 <b>50</b>	\$0.0	
)42	Lighting and Branch Wiring			\$11,869	\$0	\$17,504	\$0.	
)43	Communications, Security & Other Electrical S	Systems		\$0	T =	\$0	\$0.	
11	Equipment & Furnishings			\$4,000	1 11 11	\$5,899	\$0.	
11	Special Construction			\$0	1 T T T T T T T T T T T T T T T T T T T	(a maine and <b>\$0</b>	\$0.	
12	BUILDING DEMOLITION AND ABATEMENT					# April 12 19 19 \$0	\$0.	
311	Sitework - Building Related					\$0	\$0.	
312	Other Sitework - Project Related			44, 1 a. a. 14, 15, 16, 17, <b>\$0</b>		\$0	\$0.	
	Sub Total	L	Α	\$56,815	\$0	\$83,788	\$0.	
	Contingency - Unknown Site/Design:	10%		\$5,682	\$0		\$0.0	
	Subtotal	4		\$62,497	\$0	in the letter the	\$0.	
	General Conditions and Profit:	11	С	\$12,499	\$0	Nasa basa	\$0.	
	Current Estimated Construction Award Cost			\$74,996	\$0		\$0.	
	Escalation to Award Date		D	\$2,946	\$0	Pak ngjare	\$0.	
	Estimated Construction Cost at Award		E					
	ECCA	B+C+	D	\$77,942	\$0		\$0.	
	Construction Contingency & Art	7.5%	F	\$5,846	\$0		\$0.	
	Estimated Construction Cost							
	ECC	E+F		\$83,788	\$0		\$0.	
	[Link to Location Factors & Escalation] Escalation						0.7	
Curre	ent							
	te: 12/07/04				Entimata En	calation Date:	06/15/	

GSA SUPPLEMENTAL WORKSHEET										
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals				
	Element		Measurement			Include OH & I				
К1										
Office of Inspector General										
Interior Walls(Framed w/ GB)	C11	180	LF	\$86.16	\$15,509	\$21,276				
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	8	ËA	\$976.00	\$7,808	\$10,711				
Painted Walls	C13	2,700	SF	\$1.22	\$3,294	\$4,519				
Finish Doors (Stain)	C13	8	ĘΑ	\$300.00	\$2,400	\$3,292				
Paint Exterior & Corr Walls	C13	1,500	SF	\$1.22	\$1,830	\$2,510				
Carpet Flooring (28 oz Squares)	C13	1,826	SF	\$3.75	\$6,848	\$9,394				
Vinyl Base (where not wood)	C13	465	LF	\$3.00	\$1,395	\$1,914				
Sprinklers Adjust Shell to Fit Space	D31	1,826	SF	\$0.50	\$913	\$1,252				
Power and RI for Data & Sec.	D42	1,826	SF	\$6.50	\$11,869	\$16,282				
Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303				
Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430				
Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058				
					\$56,815	\$77,942				

		_
	\$4	13
pe	<b>9</b> F	sf

Office of Inspector Ge	neral	Sf. Ea.	Space Regid	
***	5 Private Offices	225	1,125	
	1 Receptionist	180	180	
	1 Storage	180	180	
	1 Staff Lounge w/Service Unit	160	160	
	Net Total IG		1,645	
·	+ Internal Circulation @ 11%		181	

1,825

	AGENCY NAME	USA COE				
	AGENCY BUREAU CODE	2108		***	A	
	PROJECT TITLE		ederal Building / Co	wrthouse		
	LOCATION: CITY, STATE	Billings, Montana	caciai ballallig / Oc	/di tilodase		
	BOOKHOK. OI. 1, OTALE	Diffings, montana				
				SUBTOTAL COST	ECC COST	ECC
SUMMA	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGENCY				COST/GS
	TENANT IMPROVEMENT COSTS	250		\$18,138	\$18,138	\$0.
	NO MARKET COMPARABLE - RAISED FLO	JRS		\$0	\$0	\$0.
	SECURITY COSTS			\$0	\$0	\$0.
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded L1 on Sheets A-G (Security at Bottom of Sheet)		Ti SUBTOTAL COST [Code L1 on Sheets A-G]	SECURITY SUBTOTAL [Code L2 on Sheet A-G]	ECC COST	ECC COST/GSF
11	Foundations		- ####   \$#### <b>\$0</b>	19.56 A. (A. (A. (A. (A. (A. (A. (A. (A. (A.	\$0	\$0.0
12	Basement Construction		\$0		\$0	\$0.0
21	Superstructure		\$0	\$0	\$0	\$0.
11	Exterior Walls		\$0	\$0	\$0	\$0.
12	Exterior Glazing & Doors		\$0	\$0	\$0	\$0.
13	Roofing		\$0	\$0	\$0	\$0.
11	Partitions, Doors & Specialties		\$6,374	1221111 1111 1 1 1 1 1 1 1 1 1 1 1 1 1	\$9,401	\$0.
12	Access/Platform Floors		\$0	The substitute of the second s	\$0	\$0.
13	Interior Finishes		\$3,685		\$5,434	\$0.
)11	Conveyance Systems		\$0		\$0	\$0.
21	Plumbing		\$60	The second of th	\$0	\$0.
22	HVAC		\$0	THE PROPERTY OF THE	\$0	\$0.
)31 )41	Fire Protection/Alarm		\$160		\$236	\$0.
)42	Electrical Service, Distribution & Emerg. Powe	<u> </u>	\$0	THE OTHER PROPERTY.	\$0	\$0.
43	Lighting and Branch Wiring  Communications, Security & Other Electrical S	\uataraa	\$2,080	<del></del>	\$3,067	\$0.
11/	Equipment & Furnishings	systems	\$0 \$0	A CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR	\$0	\$0.
11	Special Construction		1.000		\$0 \$0	\$0.
12	BUILDING DEMOLITION AND ABATEMENT		\$0	10 1 10 10 11 11 11 11 11 11 11 11	φυ \$0	\$0. \$0.
<u>:-</u> }11	Sitework - Building Related		\$0		\$0	\$0. \$0.
112	Other Sitework - Project Related		\$0		\$0	\$0.
	Sub Total	А	\$12,299	1. 3 11 11 21 31 31 31 31 3	\$18,138	\$0.
	Contingency - Unknown Site/Design:	10%	\$1,230	14.5 <b>\$0</b>		\$0.
	Subtotal	В	\$13,529	The second secon	reķiesa gibis)	\$0.
	General Conditions and Profit:	20% C	\$2,706			\$0.
	Current Estimated Construction Award Cost	B+C	\$16,235			\$0.
	Escalation to Award Date	3.9% D	<b>1</b> 21 13 14 14 14 \$638	\$0		\$0.
	Estimated Construction Cost at Award	Ε				
	ECCA	B+C+D	\$16,873	1		\$0.
	Construction Contingency & Art	7.5% F	\$1,265	\$0	Hartetta (	\$0.
	Estimated Construction Cost					
	ECC	E+F	\$18,138	\$0		\$0.
,	[Link to Location Factors & Escalation] Escalation					
						0.7
Curre	nt e: 12/07/04					

39

CSA SUPPLEMENTAL WORKSHEET												
Item Description												
ü.	Element		Measurement			Include OH & P						
L1												
USA - COE												
Interior Walls(Framed w/ GB)	C11	40	LF	\$86.16	\$3,446	\$4,728						
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	3	EA	\$976.00	\$2,928	\$4,017						
Painted Walls	C13	765	SF	\$1.22	\$933	\$1,280						
Finish Doors (Stain)	C13	3	EA	\$300.00	\$900	\$1,235						
Paint Exterior & Corr Walls	C13	360	SF	\$1.22	\$439	\$603						
Carpet Flooring (28 oz Squares)	C13	320	SF	\$3.75	\$1,200	\$1,646						
Vinyl Base (where not wood)	C13	125	LF	\$1.70	\$213	\$292						
Sprinklers Adjust Shell to Fit Space	D31	320	SF	\$0.50	\$160	\$219						
Power and RI for Data & Sec.	D42	320	SF	\$6.50	\$2,080	\$2,853						
					\$12,299	\$16,873						

\$53 per sf

USA - COE	Sf. Ea.	Space Req'd.		
	Private Office	120	120	
1	Receptionist	100	100	
1	Storage	100	100	

320

	AGENCY NAME	Department of	f Trai	nsportation - Fed. I	RR Adm			
	AGENCY BUREAU CODE	6909						
	PROJECT TITLE	James F. Bat	tin Fe	deral Building / Co	urthouse			
		Billings, Mon					***************************************	
		J ,						
SUMM	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCY		SUBTOTAL COST		ECC COST/GSF	
	TENANT IMPROVEMENT COSTS				\$69,276	\$69,276	\$0.4	
	NO MARKET COMPARABLE - RAISED FLOO SECURITY COSTS	DRS			\$0 \$0	\$0 \$0	\$0.0 \$0.0	
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded M1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code M1 on Sheets A-G]	SECURITY SUBTOTAL [Code M2 on Sheet A-G]	ECC COST	ECC COST/GSF	
411	Foundations			\$0	\$0	\$0	\$0.0	
412	Basement Construction			\$0	101111111111111111111111111111111111111	\$6.55 Kel 176 <b>\$</b> 0	\$0.0	
<b>421</b>	Superstructure			\$0	\$0	\$0	\$0.0	
311	Exterior Walls			\$0	\$0	\$0	\$0.0	
312	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.0	
313	Roofing			\$0	\$0	\$4.44.5±++ <b>\$0</b>	\$0.0	
211	Partitions, Doors & Specialties			\$18,033	\$0	\$26,594	\$0.1	
C12	Access/Platform Floors			\$0	\$0	\$0	\$0.0	
D13	Interior Finishes			\$13,492	\$0	\$19,897	\$0.1	
D11	Conveyance Systems	· · · · · · · · · · · · · · · · · · ·		<b>\$0</b>	\$0	\$ \$0	\$0.0	
D21	Plumbing			\$950	\$0	\$1,401	\$0.0	
022	HVAC			\$0	\$0	\$0	\$0.0	
D31	Fire Protection/Alarm			\$750	\$0	\$1,106	\$0.0	
D41	Electrical Service, Distribution & Emerg. Powe	er		\$0	\$0	A \$0	\$0.0	
D42	Lighting and Branch Wiring			\$9,750	\$0	\$14,379	\$0.0	
D43	Communications, Security & Other Electrical S	Systems		\$0	1.7	\$0	\$0.0	
E11	Equipment & Furnishings			\$4,000		\$5,899	\$0.0	
F11	Special Construction			\$0		\$0	\$0.0	
F12	BUILDING DEMOLITION AND ABATEMENT			1.24 (4.44)	1	\$0	\$0.0	
G11	Sitework - Building Related			\$0		\$0	\$0.0	
G12	Other Sitework - Project Related				1	\$0	\$0.0	
	Sub Total		Α	\$46,975	\$0	\$69,276	\$0.4	
	Contingency - Unknown Site/Design:	10%	**************	\$4,697	19-7-20-11-20-30		\$0.0	
	Subtotal	В		\$51,672	\$	Jana Williamija.	\$0.3	
	General Conditions and Profit:	20%	С	\$10,334			\$0.0	
	Current Estimated Construction Award Cost	1		\$62,007	44 150 10 300 10 \$0		\$0.3	
	Escalation to Award Date	3.9%	D	\$2,436	\$0	Sque Segreta	\$0.0	
	Estimated Construction Cost at Award		E					
	ECCA	B+C+	D	\$64,442	\$0		\$0.3	
	Construction Contingency & Art	7.5%	F	\$4,833	\$0		\$0.0	
	Estimated Construction Cost	<u> </u>						
	ECC	E+F		\$69,276	\$0		\$0.4	
	[Link to Location Factors & Escalation] Escalation Rate Used:						0.7	
Curre	ent te: 12/07/04				Estimate Es		06/15/	

GSA	CUIDDI	F14F1	TAL 11/01	DKO!!		
Item Description	Uniformat	Quantity		Unit Cost	Totals	Totals
M1	Element	<u> </u>	Measurement		<del></del>	Include OH & P
DOT - Fed. RR Adm.						
Interior Walls(Framed w/ GB)	C11	130	LF	\$86.16	\$11,201	\$15,366
Hdwr)	C11	7	ËA	\$976.00	\$6,832	\$9,372
Painted Walls	C13	2,750	SF	\$1.22	\$3,355	\$4,603
Finish Doors (Stain)	C13	7	EA	\$300.00	\$2,100	\$2,881
Paint Exterior & Corr Walls	C13	1,350	SF	\$1.22	\$1,647	\$2,259
Carpet Flooring (28 oz Squares)	C13	1,500	SF	\$3.75	\$5,625	\$7,717
Vinyl Base (where not wood)	C13	450	ĻF	\$1.70	\$765	\$1,049
Sprinklers Adjust Shell to Fit Space	D31	1,500	SF	\$0.50	\$750	\$1,029
Power and RI for Data & Sec.	D42	1,500	SF	\$6.50	\$9,750	\$13,376
Coffee/Work Areas	D21	1	EΑ	\$950.00	\$950	\$1,303
Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
Built-in Cabinets (Upper Only)	E11	10	ĹF	\$150.00	\$1,500	\$2,058
					\$46,975	\$64,442

\$43 per sf

OOT - Fed. RR Adm.	Sf. Ea.	Space Reg'd.		
4 Priv	rate Offices	225	900	
1 Rec	eptionist	150	150	
1 Sto	rage	150	150	
1 Sta	ff Lounge w/Service Unit	150	150	
Nei	Total RR		1,350	
	+ Internal Circulation @ 11%		150	
			1,500	

	AGENCY NAME	Interior Dept	t, - Off	Hearings & Appeal	S				
	AGENCY BUREAU CODE	1408							
	PROJECT TITLE	James F. Ba	James F. Battin Federal Building / Courthouse						
<del></del>	LOCATION: CITY, STATE		Billings, Montana						
	, , , , , , , , , , , , , , , , , , , ,				,	·			
L TRABA	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCV		SUBTOTAL COST	ECC COST	ECC COST/GSI		
O TATIAL	TENANT IMPROVEMENT COSTS	ITAT OIT AGE		<u> </u>	\$149,102	\$149,102	\$0.8		
	NO MARKET COMPARABLE - RAISED FLO	ORS		•	\$149,102	\$149,102	\$0.		
	SECURITY COSTS	0110			\$0	\$O	\$0.		
					Ψ		ΨΟ.		
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded N1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code N1 on Sheets A-G]	SECURITY SUBTOTAL [Code N2 on Sheet A-G]	ECC COST	ECC COST/GSI		
.11	Foundations			\$0	1.50 - 1.50	<b>\$</b> 0	\$0.0		
.12	Basement Construction			\$0		\$0	\$0.0		
21	Superstructure			\$0		\$0	\$0.		
11	Exterior Walls			\$0	\$0	\$0	\$0.		
12	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.		
13	Roofing			\$0	\$0	\$0	\$0.		
11	Partitions, Doors & Specialties			\$39,512	\$0	\$58,270	\$0.		
12	Access/Platform Floors			\$0	\$0	\$0	\$0.		
13	Interior Finishes			\$31,022	\$0	\$45,749	\$0.		
11	Conveyance Systems			\$0	\$0	\$0	\$0.		
21	Plumbing			\$950	\$0	\$1,401	\$0.		
22	HVAC			\$0	The Conference of the Conference (Conference of the Conference of	\$0	\$0.		
31	Fire Protection/Alarm			\$1,830	The state of the s	\$2,699	\$0.		
41	Electrical Service, Distribution & Emerg. Power	er		\$0		\$0	\$0.		
142	Lighting and Branch Wiring	2		\$23,790	The first of the contract of the contract of	\$35,084	\$0.		
43	Communications, Security & Other Electrical S	Systems		\$0	The second of th	\$0	\$0.		
11 11	Equipment & Furnishings Special Construction			\$4,000		\$5,899	\$0.		
12	BUILDING DEMOLITION AND ABATEMENT			\$0 \$0	11	\$0 \$0	\$0. \$0.		
311	Sitework - Building Related			\$0		\$0 566 - 266 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466 - 466	\$0.		
12	Other Sitework - Project Related		,	\$0		ф0 \$0	\$0. \$0.		
4 1 <u>6</u>	Sub Total	T	Α	\$101,104		\$149,102	\$0.		
				· · · · · · · · · · · · · · · · · · ·	•				
	Contingency - Unknown Site/Design:	10%		\$10,110		di kalendar	\$0.		
	Subtotal			\$111,214			\$0.		
	General Conditions and Profit:	,	C	\$22,243			\$0.		
	Current Estimated Construction Award Cost	1		\$133,457			\$0.		
	Escalation to Award Date	3.9%	D	\$5,242			\$0		
	Estimated Construction Cost at Award		E_						
	ECCA	B+C+		\$138,700			\$0.		
	Construction Contingency & Art		F	2: :: .: \$10,402	\$0	alife railing (Alt	\$0.		
	Estimated Construction Cost ECC	E+F	=	\$149,102	\$0		\$0		
			- τ. Ψιτοιτος Ψο						
	[Link to Location Factors & Escalation]				Escalat	ion Rate Used:	0.		
Curre	ent								
	ite: 12/07/04	1					06/15		

GSA	SUPPL	.EMEN	TAL WO	RKSHE	ET	· · · · · · · · · · · · · · · · · · ·
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals include OH & I
N1						
Office of Hearing and Appeals						
Interior Walls(Framed w/ GB)	C11	300	LF	\$86.16	\$25,848	\$35,460
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	14	EA	\$976.00	\$13,664	\$18,745
Painted Walls	C13	6,700	SF	\$1.22	\$8,174	\$11,214
Finish Doors (Stain)	C13	14	EA	\$300.00	\$4,200	\$5,762
Paint Exterior & Corr Walls	C13	2,600	SF	\$1.22	\$3,172	\$4,352
Carpet Flooring (28 oz Squares)	C13	3,660	SF	\$3.75	\$13,725	\$18,829
Vinyl Base (where not wood)	C13	1,030	LF	\$1.70	\$1,751	\$2,402
Sprinklers Adjust Shell to Fit Space	D31	3,660	SF	\$0.50	\$1,830	\$2,510
Power and RI for Data & Sec.	D42	3,660	SF	\$6.50	\$23,790	\$32,636
Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
Built-in Cabinets (Upper Only)	É11	10	LF	\$150.00	\$1,500	\$2,058
					\$101,104	\$138,700

\$38 per sf

Office of Hearing and Appeals	Office of Hearing and Appeals				
5 P	ivate Offices	225	1,125		
5 W	orkstations	200	1,000		
1 R	eceptionist	250	250		
2 5	orage	160	320		
2 0	onference Rooms	200	400		
1 5	aff Lounge w/Service Unit	200	200		
N		3,295			
	+ Internal Circulation @ 11%	1	362		

3,657

	IT AGENCY P - TENANT IMPROVEMENTS, SE AGENCY NAME	DHS - TSA					175,15
		7054					
	PROJECT TITLE		in Eo	deral Building / Co	urthouse		
				derai building / Co	urmouse		
	LOCATION: CITT, STATE	Billings, Mon	lana				
UMM	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGEN	ICY		SUBTOTAL COST	ECC COST	ECC COST/GS
	TENANT IMPROVEMENT COSTS				\$117,967	\$117,967	\$0.
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0.
	SECURITY COSTS				\$0	\$0	\$0.
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded P1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code P1 on Sheets A-G]	SECURITY SUBTOTAL [Code P2 on Sheet A-G]	ECC COST	ECC COST/GS
11	Foundations			\$0	\$0	\$0	\$0.
12	Basement Construction			14454.4154		\$0	\$0.
(21	Superstructure			1449 AP 14 (447 <b>\$0</b>		\$0	\$0.
11	Exterior Walls			\$0	\$0	\$0	\$0
12	Exterior Glazing & Doors			\$0	\$0	\$0	\$0.
13	Roofing			400000000000000000000000000000000000000	\$0	\$0	\$0
11	Partitions, Doors & Specialties			\$28,944	\$0	\$42,685	\$0
12	Access/Platform Floors			\$0	<b>\$0</b>	\$0	\$0
13	Interior Finishes			\$25,483	\$0	\$37,580	\$0
11	Conveyance Systems			\$0	\$0	\$0	\$0
21	Plumbing			\$950	\$0	\$1,401	\$0
22	HVAC			\$0	<ul> <li>A control of the contro</li></ul>	\$0	\$0
31	Fire Protection/Alarm			\$1,473	\$0	\$2,172	\$0
41	Electrical Service, Distribution & Emerg. Powe	r		HERETHER & \$0	\$0	\$0	\$0
42	Lighting and Branch Wiring			\$19,143		\$28,230	\$0
43	Communications, Security & Other Electrical S	Systems		\$0		\$0	\$0
11	Equipment & Furnishings			\$4,000		\$5,899	\$0
11	Special Construction			\$0		4 Apr 2 50	\$0
12	BUILDING DEMOLITION AND ABATEMENT		····	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			\$0
111	Sitework - Building Related			\$0		\$0	\$0.
12	Other Sitework - Project Related					\$0	\$0
	Sub Total	<u>L</u>	Α	\$79,992	\$0	\$117,967	\$0
	Contingency - Unknown Site/Design:	10%		\$7,999	i		\$0
	Subtotal	В		\$87,991	-1,55 cm 1-15-1 m 1-175. <b>\$0</b>		\$0
	General Conditions and Profit:	20%	С	\$17,598	\$0		\$0
	Current Estimated Construction Award Cost	B+C		\$105,589	<u> </u>		\$0
	Escalation to Award Date	3.9%	D	\$4,148	\$0		\$0
	Estimated Construction Cost at Award		E				
	ECCA	B+C+	D	\$109,737	J		\$0
	Construction Contingency & Art	[	F	\$8,230	\$0	Labe Diel	\$0
	Estimated Construction Cost	<u> </u>					
	ECC	E+F		\$117,967	\$0		\$0
	[Link to Location Factors & Escalation]				Escalat	ion Rate Used:	0.
Curre	enti						

GSA	SUPPL	EMEN	TAL WO	RKSHE	ET	
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals
	Element		Measurement			Include OH & P
P1						
DHS-TSA					***************************************	
Interior Walls(Framed w/ GB)	C11	200	LF	\$86.16	\$17,232	\$23,640
Interior Doors (Wd, Mtl Frm & Hdwr)	C11	12	EA	\$976.00	\$11,712	\$16,067
Painted Walls	C13	7,200	SF	\$1.22	\$8,784	\$12,050
Finish Doors (Stain)	C13	12	EA	\$300.00	\$3,600	\$4,939
Paint Exterior & Corr Walls	C13	500	SF	\$1.22	\$610	\$837
Carpet Flooring (28 oz Squares)	C13	2,945	SF	\$3.75	\$11,044	\$15,150
Vinyl Base (where not wood)	C13	850	ĻF	\$1.70	\$1,445	\$1,982
Sprinklers Adjust Shell to Fit Space	D31	2,945	SF	\$0.50	\$1,473	\$2,020
Power and RI for Data & Sec.	D42	2,945	SF	\$6.50	\$19,143	\$26,261
Coffee/Work Areas	D21	,	EA	\$950.00	\$950	\$1,303
Built-in Cabinets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	
					\$79,992	\$109,737

\$37 per sf

DHS - TSA			Sf. Ea.	Space Regid.	
	4 Private Offices		225	900	
4 Workstations			200	800	
	1 Receptionist		230	230	
	2 Storage		160	320	
	1 Conference Ro	oms	200	200	
	1 Staff Lounge w	/Service Unit	200	200	
	Net Total RR			2,650	
	+ Internal Circulation @ 11%				

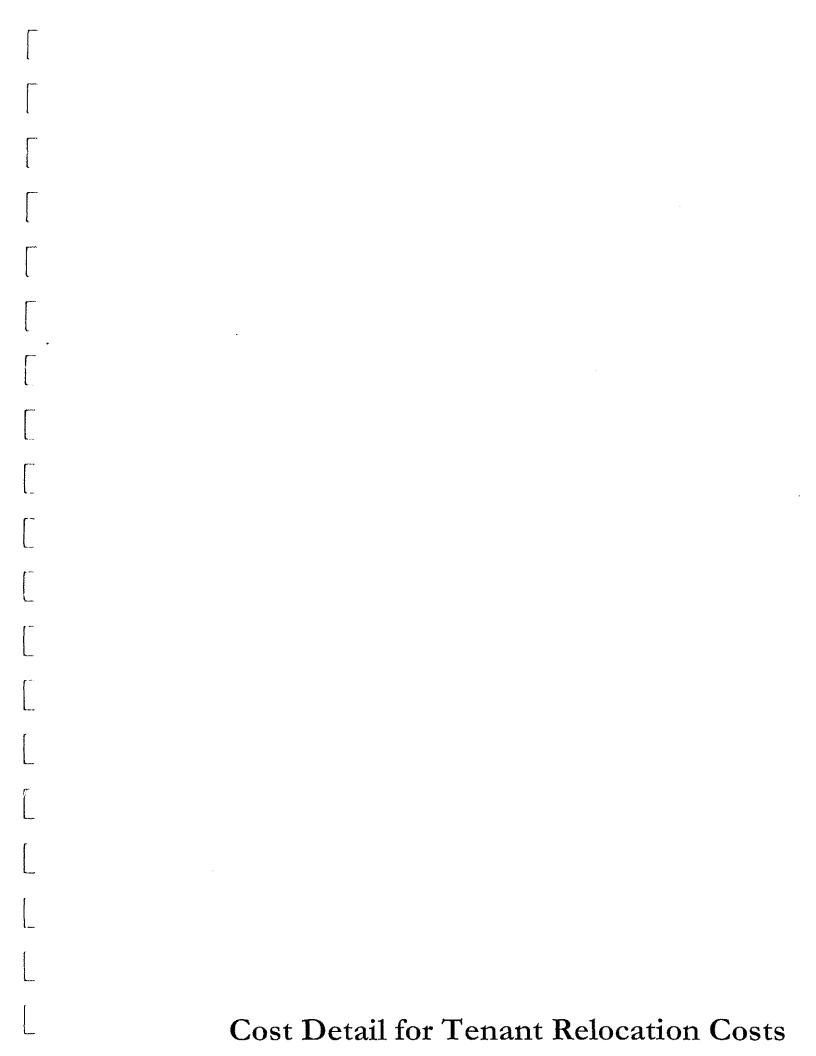
2,942

TENAN	T AGENCY S - TENANT IMPROVEMENTS, SE	CURITY AND	RAISE	ED FLOOR COSTS		(GSF) =	175,15	
	AGENCY NAME	Joint Use - C	afeter	ia				
	AGENCY BUREAU CODE							
	PROJECT TITLE	James F. Ba	ttin Fe	deral Building / Co	urthouse			
	LOCATION: CITY, STATE	1	illings, Montana .					
				<del>,</del>				
SUMMA	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGE	NCY		SUBTOTAL COST		ECC COST/GSI	
	TENANT IMPROVEMENT COSTS				\$427,044	\$427,044	\$2.4	
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0.	
	SECURITY COSTS				\$0	\$0	\$0.4	
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded S1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code S1 on Sheets A-G]	SECURITY SUBTOTAL [Code S2 on Sheet A-G]	ECC COST	ECC COST/GSF	
111	Foundations			\$0	\$0	#45 #50 #5 <b>\$0</b>	\$0.0	
112	Basement Construction			\$0	\$0	\$0	\$0.0	
\21	Superstructure			\$0	\$0	\$0	\$0.0	
311	Exterior Walls			\$0	\$0	\$0	\$0.0	
312	Exterior Glazing & Doors			\$20,450	\$0	\$30,158	\$0.	
313	Roofing	- "'- '''		\$0	34 - 44 - 45 <b>\$0</b>	\$0	\$0.	
211	Partitions, Doors & Specialties			\$39,900		\$58,842	\$0.	
12	Access/Piatform Floors			\$0	\$0	\$0	\$0.	
13	Interior Finishes			\$28,573	\$0	\$42,137	\$0.	
)11	Conveyance Systems			\$0	\$0	\$0	\$0.	
21	Plumbing			\$28,800	\$0	\$42,472	\$0.	
)22	HVAC			\$84,750	\$0	\$124,984	\$0.	
31	Fire Protection/Alarm			\$0	\$0	\$0	\$0.	
)41	Electrical Service, Distribution & Emerg. Power	er		\$0	\$0	\$0	\$0.	
)42	Lighting and Branch Wiring			\$22,500	\$0	\$33,182	\$0.	
)43	Communications, Security & Other Electrical S	Systems		\$0	\$0	\$0	\$0.	
11	Equipment & Furnishings			\$60,000	\$0	\$88,484	\$0.	
11	Special Construction			\$0	\$0	\$0	\$0.	
12	BUILDING DEMOLITION AND ABATEMENT			\$2,500	96 - 34 A S - \$0	\$3,687	\$0.	
311	Sitework - Building Related			\$2,100	\$0	\$3,097	\$0.	
12	Other Sitework - Project Related			\$0	\$0	\$0	\$0.	
	Sub Total		Α	\$289,573	\$0	\$427,044	\$2.	
	Contingency - Unknown Site/Design:	10%		######################################		Ceprago sopre associações	\$0.	
	Subtotal			\$318,530			\$1.	
	General Conditions and Profit:	20%	С	\$63,706			\$0.	
	Current Estimated Construction Award Cost			\$382,236			\$2.	
	Escalation to Award Date	3.9%	D	\$15,014				
	Estimated Construction Cost at Award	[	E					
	ECCA	B+C+	D	\$397,250	\$0		\$2.	
	Construction Contingency & Art	1	F	\$29,794		141 J. H. S. L. E.	\$0.	
	Estimated Construction Cost	1 3		71:01	-	***	φ0.	
	ECC	E+F		\$427,044	\$0		\$2.	
	[Link to Location Factors & Escalation]				Escalati	on Rate Used:	0.7	
Curre						•		
Date	e: 12/07/04	1			C-+:	calation Date:	06/15/	

AGENCY BUREAU CODE		T AGENCY T - TENANT IMPROVEMENTS, SEI	Joint Use - Locke				
LOCATION: CITY, STATE	*****		2000				
LOCATION: CITY, STATE		PROJECT TITLE	James E. Battin E	ederal Building / Co	urthouse		
SUBTOTAL COST   ECC COST   TENANT IMPROVEMENT COSTS   \$63,291   \$60   \$6					Aut (10use		
TENANT IMPROVEMENT COSTS		LOCATION: CITT, STATE	Diffings, Wortana				
TENANT IMPROVEMENT COSTS					SUBTOTAL COST	ECC COST	ECC
NO MARKET COMPARABLE - RAISED FLOORS   S0   \$0   \$0   \$0   \$0   \$0   \$0   \$	UMMA		TA FOR AGENCY				COST/GSF
Tenant Improvement - UNIFORMAT   SYSTEM ELEMENTS -Coded T1 on Sheets   COST (Code T1 on Sheets   A-G (Security at Bottom of Sheet)   SO   SO   SO   SO   SO   SO   SO   S					\$63,291	\$63,291	\$0.3
Tenant Improvement - UNIFORMAT   SYSTEM ELEMENTS -Coded T1 on Sheets   A-G (Security at Bottom of Sheet)   SUBTOTAL [Code of T1 on Sheet A-G]   T2 on Sheet A-G]   T2 on Sheet A-G]   T2 on Sheet A-G]   T2 on Sheet A-G]   T3 on Sheet A-G]			DRS			······································	\$0.0
SYSTEM ELEMENTS - Coded T1 on Sheets A-G (Security at Bottom of Sheet)		SECURITY COSTS			\$0	\$0	\$0.0
SYSTEM ELEMENTS - Coded T1 on Sheets A-G (Security at Bottom of Sheet)	•						
A-G (Security at Bottom of Sheet)  Basement Construction  SO \$0 \$0 \$0  \$0 \$0  \$0 \$0  \$11 Exterior Walls  Exterior Glazing & Doors  B-Access/Platform Glazing & Doors  B-Access/Platform Floors  A-Coss/Platform Floors  B-C (B-C)  A-Coss/Platform Floors  B-C (B-C)  A-Coss/Platform Floors  B-C (B-C)		•				T00 000T	ECC
						ECC COST	COST/GSP
Basement Construction   \$0	11	400000000000000000000000000000000000000				\$0	\$0.0
Superstructure							\$0.0
Exterior Walls   So   So   So   So   So   So   So   S			······································	_ <del>_</del>			\$0.0
Exterior Glazing & Doors   \$0	11	Exterior Walls					\$0.0
Partitions, Doors & Specialties   \$9,702   \$0 \$14,308	12	Exterior Glazing & Doors		and a second section			\$0.0
Partitions, Doors & Specialties	13			700 C C C C C C C C C C C C C C C C C C		\$0	\$0.0
Access/Platform Floors   \$0   \$0   \$0   \$0   \$0   \$0   \$0   \$	11	Partitions, Doors & Specialties		\$9,702	\$0	\$14,308	\$0.0
Conveyance Systems	12	Access/Platform Floors		\$0	\$0		\$0.0
Plumbing	13	Interior Finishes		\$13,050	\$0	\$19,245	\$0.
NUMBER   N	11	Conveyance Systems		\$0	############ <b>\$0</b>	\$0	\$0.0
Fire Protection/Alarm   \$0   \$0   \$0	21	Plumbing		\$10,480	\$0	\$15,455	\$0.0
Electrical Service, Distribution & Emerg. Power   \$0	22	HVAC	• • •	\$2,845	\$0	\$4,196	\$0.0
Lighting and Branch Wiring	31			\$0	\$0	\$0	\$0.0
Communications, Security & Other Electrical Systems   \$0	41	Electrical Service, Distribution & Emerg. Power	۲	4:5:5:45 to 1915 <b>\$0</b>	\$0	\$0	\$0.0
Equipment & Furnishings   \$2,340   \$0   \$3,451				\$4,500	\$0.00 September 1995	\$6,636	\$0.0
Special Construction   \$0			Systems	是指導指導的物學 <b>\$C</b>	The second secon	\$0	\$0.0
BUILDING DEMOLITION AND ABATEMENT   \$0					and the second of the second o	\$3,451	\$0.0
Sitework - Building Related   \$0   \$0   \$0   \$0   \$0   \$0   \$0   \$		- I .'					\$0.0
Contingency - Unknown Site/Design:   10%   \$4,292   \$0   \$0   \$0   \$0   \$0   \$0   \$0   \$							\$0.0
Sub Total   A							\$0.0
Contingency - Unknown Site/Design: 10%   \$4,292   \$0	12						\$0.0
Subtotal         B         \$47,209         \$0           General Conditions and Profit:         20%         C         \$9,442         \$0           Current Estimated Construction Award Cost         B + C         \$56,650         \$0           Escalation to Award Date         3.9%         D         \$2,225         \$0           Estimated Construction Cost at Award         E         E         \$58,876         \$0         \$0           Construction Contingency & Art         7.5%         F         \$4,416         \$0           Estimated Construction Cost         E + F         \$63,291         \$0		Sub Total	A	\$42,917	\$0	\$63,291	\$0.0
General Conditions and Profit:   20%   C   \$9,442   \$0		Contingency - Unknown Site/Design:	10%	\$4,292	i i s i Hada parkei <b>\$0</b>	estanti elejili	\$0.0
Current Estimated Construction Award Cost         B + C         \$56,650         \$0           Escalation to Award Date         3.9%         D         \$2,225         \$0           Estimated Construction Cost at Award         E         E         E           ECCA         B + C + D         \$58,876         \$0         I           Construction Contingency & Art         7.5%         F         \$4,416         \$0           Estimated Construction Cost         E + F         \$63,291         \$0         I		Subtotal	В	\$47,209	\$0		\$0.
Escalation to Award Date   3.9%   D   \$2,225   \$0		General Conditions and Profit:	20% C	\$9,442	\$0		\$0.0
Estimated Construction Cost at Award         E           ECCA         B + C + D         \$58,876         \$0           Construction Contingency & Art         7.5%         F         \$4,416         \$0           Estimated Construction Cost         E + F         \$63,291         \$0			B + C	\$56,650	)		\$0.
ECCA         B + C + D         \$58,876         \$0           Construction Contingency & Art         7.5%         F         \$4,416         \$0           Estimated Construction Cost         E + F         \$63,291         \$0		Escalation to Award Date	3.9% D	\$2,225	\$0		\$0.0
Construction Contingency & Art   7.5%   F   \$4,416   \$0		Estimated Construction Cost at Award	E				
Estimated Construction Cost         ECC         E + F         \$63,291         \$0		ECCA	B+C+D	\$58,876	\$0		\$0.
ECC E+F \$63,291 \$0		Construction Contingency & Art	7.5% F	\$4,416	\$		\$0.0
		Estimated Construction Cost	, ,				
[Link to Location Factors & Escalation] Escalation Rate Used:		ECC	E+F	\$63,291	\$0		\$0.0
		[Link to Location Factors & Escalation]			Escalat	ion Rate Used:	0.7
							3.,
Current Date: 12/07/04 Estimate Escalation Date:		1			<b>_</b>		06/15/

	AGENCY NAME	Joint Use - Busi	ness Center					
	AGENCY BUREAU CODE							
	PROJECT TITLE	James F. Battin	Federal Building / Co	urthouse				
			illings, Montana					
	LOOKHOU, OH I, OTALL	Diffings, Montai	IQ					
				SUBTOTAL COST	ECC COST	ECC		
IM.	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGENC	Y			COST/GS		
	TENANT IMPROVEMENT COSTS			\$22,597	\$22,597	\$0		
	NO MARKET COMPARABLE - RAISED FLOO	DRS		\$0	\$0	\$0		
	SECURITY COSTS			\$0	\$0	\$0		
	Tenant improvement - UNIFORMAT		TI SUBTOTAL	SECURITY				
	SYSTEM ELEMENTS -Coded U1 on Sheets		l l	SUBTOTAL [Code	ECC COST	ECC 1		
	A-G (Security at Bottom of Sheet)		on Sheets A-G]	U2 on Sheet A-G]	200 0001	COST/GS		
	Foundations				\$0.00	\$0		
	Basement Construction		48 71 20 18 6 <b>\$C</b>		\$0	\$C		
	Superstructure		9899888888 <b>\$</b> C		\$0	\$C		
	Exterior Walls		\$0		\$0	\$0		
	Exterior Glazing & Doors		\$0	\$0	\$0	\$0		
	Roofing		\$C	\$0	\$0	\$0.55 d <b>\$</b> 0		
	Partitions, Doors & Specialties		\$2,699	\$0	\$3,980	\$0		
	Access/Platform Floors		\$0	\$0	\$0	\$(		
	Interior Finishes		\$6,877	\$0	\$10,142	\$0		
	Conveyance Systems		\$0	A 1977) True are a Signatura estimated of	\$0	\$0		
	Plumbing		\$C		\$0	F-145-15-15C		
	HVAC		\$2,845	all the fill of the fill the control of the control	\$4,196	\$0		
	Fire Protection/Alarm		\$0	<ul> <li>A. Maria, A. et al., Phys. Rev. B 53, 201</li> </ul>	\$0	\$0		
	Electrical Service, Distribution & Emerg. Power	r	<b>\$</b> 0		\$0	<b>\$</b> C		
	Lighting and Branch Wiring		\$2,320		\$3,421	\$C		
	Communications, Security & Other Electrical S	Systems	\$0	The Control of the Co	\$0	\$6		
	Equipment & Furnishings		\$582	A STATE OF THE PARTY OF THE PAR	\$858	\$0		
	Special Construction		\$0	; / 14 14 111114 141 .	\$0	\$0		
	BUILDING DEMOLITION AND ABATEMENT		\$ \$0	2 02 02 02 02 2 2 2 2 2 2 2 2 2 2 2 2 2	\$0	\$0.00 <b>\$0</b>		
	Sitework - Building Related Other Sitework - Project Related		\$0		\$0	191444114 <b>\$(</b>		
	Sub Total		\$0 \$15,323		\$0 600.507	\$(		
	Sub Iotal	A	\$10,323	\$0	\$22,597	\$(		
	Contingency - Unknown Site/Design:	10%	\$1,532	\$0		\$6		
	Subtotal	В	\$16,855	THE RESERVE OF THE PERSON OF T		\$(		
	General Conditions and Profit:	20% C	\$3,37	\$0		\$0		
	Current Estimated Construction Award Cost	B+C	\$20,226		Giraffyfiled gledei	::::::::::::\$C		
	Escalation to Award Date	3.9%		\$0	te telepomotrofen y	\$(		
	Estimated Construction Cost at Award	E				, , , , , , , , , , , , , , , , , , , ,		
	ECCA	B+C+D	\$21,021			\$0		
	Construction Contingency & Art	7.5% F	\$1,577	7	Taggeds by a	:i.; :::::::::::\$(		
	Estimated Construction Cost							
	ECC	E+F	\$22,597	\$0		\$(		
	[Link to Location Factors & Escalation]			Escalat	ion Rate Used:	0		
rre	ent							
	te: 12/07/04							

-IAMI	T AGENCY V - TENANT IMPROVEMENTS, SE					(GSF) ⊨	175,1		
	AGENCY NAME	Joint Use - Co	nfere	ncing Center					
	AGENCY BUREAU CODE								
	PROJECT TITLE	James F. Battin Federal Building / Courthouse							
	LOCATION: CITY, STATE	Billings, Montana							
							ECC		
UMM.	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGEN	CY		SUBTOTAL COST	ECC COST	COST/GS		
	TENANT IMPROVEMENT COSTS		· · · · · · · · · · · · · · · · · · ·		\$136,045	\$136,045	\$0		
	NO MARKET COMPARABLE - RAISED FLO	ORS			\$0	\$0	\$0		
	SECURITY COSTS				\$0	\$0	\$0		
				m 611mmem.					
	Tenant Improvement - UNIFORMAT			TI SUBTOTAL	SECURITY	TOO COOT	ECC		
	SYSTEM ELEMENTS -Coded V1 on Sheets A-G (Security at Bottom of Sheet)			COST [Code V1 on Sheets A-G]	SUBTOTAL [Code V2 on Sheet A-G]	ECC COST	COST/GS		
	A-G (Security at Bottom of Sheet)				VZ ON SHEET A-G				
1	Foundations			\$0	\$0	\$0	\$0		
2	Basement Construction			<u> </u>	\$0		\$C		
1	Superstructure			(1984)		1941 1911 114 80	<b>\$</b> (		
1	Exterior Walls			\$0					
2	Exterior Glazing & Doors					\$0			
3	Roofing			\$0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0	\$(		
1	Partitions, Doors & Specialties			\$22,600		\$33,329	\$(		
2	Access/Platform Floors			\$0		\$0	\$(		
3	Interior Finishes			\$23,250		\$34,288	\$(		
1	Conveyance Systems			\$0		\$0	\$0		
1	Plumbing HVAC			\$3,100		\$4,572	\$(		
12	Fire Protection/Alarm			\$5,600		\$8,259	\$(		
1				\$0 \$0		\$0 \$0	\$(		
2	Electrical Service, Distribution & Emerg. Power Lighting and Branch Wiring	<del>,</del>		\$0 \$31.000	\$0 \$0		\$( \$(		
3	Communications, Security & Other Electrical 8	Sveteme		\$31,000					
1	Equipment & Furnishings	Systems		\$6,700	* * * * * * * * * * * * * * * * * * * *		\$(		
<u>†</u>	Special Construction			\$0,700 \$0					
2	BUILDING DEMOLITION AND ABATEMENT			\$0		ъо \$0	\$(		
1	Sitework - Building Related			\$0			\$ S		
2	Other Sitework - Project Related			\$0			\$(		
	Sub Total		Α	\$92,250			\$(		
	Contingency - Unknown Site/Design:	<del>,                                     </del>		\$9,225	1				
	Subtotal	1		\$101,475			ner 1475\$(		
	General Conditions and Profit:		С	\$20,295		-	\$(		
	Current Estimated Construction Award Cost	l	_	\$121,770			\$(		
	Escalation to Award Date	3.9%	D	\$4,783		nd SW (Codings)			
	Estimated Construction Cost at Award	<u> </u>	E	#2					
	ECCA	B + C + E		\$126,553			\$(		
	Construction Contingency & Art		F	\$9,491	9	grand project is	\$(		
	Estimated Construction Cost	E+F		\$136,045	\$0		\$(		
		LT1   \$100,040  \$0							
	[Link to Location Factors & Escalation]	1			Escala	tion Rate Used:	0		
Curre									
Da	ite: 12/07/04	l			Estimate Es	scalation Date:	06/1		



and the second confidence of the ASS of the SEC SECTION OF THE			Area (GSF) =	175,152
	PROJECT TITLE	James F. Battir	Federal Building / C	ourthouse
	LOCATION: CITY, STATE	Billings, Monta	na	
Tenant Code	Tenant Description	(Rentable) Floor Area	Total TRC Costs	
A	U.S. District Courts	25,210	\$4,045,420	
В	Bureau of Reclamation	51,527	\$4,538,668	
С	U.S. Marshals Service	3,740	\$1,633,286	
D	Department of Interior/Field Solicitors	4,350	\$450,119	
E	Department of Homeland Security - Federal Protective Services	1,883	\$171,351	
F	U.S. Attorney's Office	1,255	\$102,705	
G	Probation		\$48,500	
Н	GSA PBS	745	\$101,440	
J	Joint Use - Health Unit		\$125,773	
K	Interior Department - Office IG		\$10,560	
L	USA COE		\$5,650	isagaisea Calbaia Sasa
М	Department of Transportation - Fed. RR Adm		\$10,400	
N	Interior Dept Off Hearings & Appeals		\$19,620	
Р	DHS - TSA		\$16,570	
				undine subject
	Sub Total		\$11,280,062	



## ESTIMATED TENANT RELOCATION COSTS U.S. District Court

	3/15/2005				
Cost Description	First Ac	tivity	Second	Activity	Payee
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs			\$4,500.00	gantininatinan dala	
2. Swing Space Alteration Costs	N/A		N/A		100 TO 10
3. Moving Costs (Both Ways)	\$24,900.00		\$24,900.00	CONTRACTOR	
4. Telecommunications	50 - 00 40 - 00 - 00 (40 0).	\$ 6 4 W S S S	19 (04.22) (199.22)	G. Service Co.	988 X (1991)
Advisory Services	\$6,000.00		\$6,000.00		
Relocation of Existing	\$5,000.00		\$5,000.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		\$15,000.00		
Switch and Network Installation	\$3,500.00		\$3,500.00		
Start-up, System Turnover	\$1,000.00		\$1,000.00		
5. Special Equipment				3 6 9 6 9 6	<b>B</b>
Moving of Computer System	\$15,000.00		\$15,000.00		
Computer System Installation	\$30,000.00		\$30,000.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	\$2,000.00		\$2,000.00		
Special Equipment Installation	\$25,000.00		\$25,000.00		
6. Leased Space Costs:				l	
Permanent Space Cost Diff. (Relocation for expansion needs)					
Swing Space (Temporary housing during 3 year construction)	\$ 2,166,519.51				
Potential TI Variance for Temporary Space	\$ 1,634,600.64		,		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A			\$444.000.000.51.044.00	
7. Vacant Space Carrying Costs	N/A		N/A	0.642.64.3 5.64	<b>33.45</b> 0.56
8. Operating Cost Increases:	9000015119159159	SULTANCE VEHICLES			
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:	0.000.000.000.000			gran sing sing o	65.462.46
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					
Telecommunications	N/A		N/A		
Computers	N/A		N/A		
TOTALS	\$3,913,520.15		\$131,900.00	\$4,04	15,420.15

Mar-04

Project Development Cost Estimating Requirements

James F. Battin Federal Building / Courthouse Feasibility Study for Major Renovation 100% Submittal

	T AGENCY Q - TENANT IMPROVEMENTS, SEC AGENCY NAME	USDC - Tempo					·
		1005	,,				
_			n Fa	deral Building / Co	irthouse		
				Jerai Bunung / Coi	II tillouse		
	LOCATION: CITY, STATE	Billings, Monta	iiid				
MΑ	RY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGEN	CΥ		SUBTOTAL COST	ECC COST	ECC COST/GS
	TENANT IMPROVEMENT COSTS	•			\$2,687,025	\$3,962,659	\$22
	NO MARKET COMPARABLE - RAISED FLOORS SECURITY COSTS				\$0 \$0	\$0 \$0	\$0 \$0
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded Q1 on Sheets A-G (Security at Bottom of Sheet)			TI SUBTOTAL COST [Code Q1 on Sheets A-G]	SECURITY SUBTOTAL [Code Q2 on Sheet A-G]	ECC COST	ECC COST/GS
	Foundations			\$0	\$0	\$0	\$0
	Basement Construction			\$0	\$0	\$0	ST: \$0
	Superstructure			## <b>\$</b> 0	\$0	\$0	\$0
	Exterior Walls			\$0	\$0	\$0	
	Exterior Glazing & Doors			\$0	\$0	\$0	\$1
	Roofing			\$0	\$0	\$0	\$
	Partitions, Doors & Specialties			\$725,452	\$0	\$1,069,852	\$(
	Access/Platform Floors			\$0	Andrew to the second to a magnitude of	\$0	5-42-1 <b>\$</b>
	Interior Finishes			\$436,258	\$0	\$643,366	<b>5</b>
	Conveyance Systems			\$0	and all the settlements and for all the complete and	\$0	<b>\$</b>
	Plumbing			\$29,500		\$43,505	\$
	HVAC			\$30,000		\$44,242	\$   \$   \$   \$
	Fire Protection/Alarm			\$0	4 1	\$0	cc.61.55 \$
	Electrical Service, Distribution & Emerg. Power			\$0		\$0	\$
	Lighting and Branch Wiring			\$403,375	The state of the s	\$594,873	\$
	Communications, Security & Other Electrical S	ystems		\$0		\$0	24 4 4 4 4 4 4 4
	Equipment & Furnishings			\$197,450		\$291,187	\$
	Special Construction			\$0		\$0	\$
	BUILDING DEMOLITION AND ABATEMENT			\$0			\$
	Sitework - Building Related			\$0			\$
	Other Sitework - Project Related			<b>\$</b> C	the section of the following the section of the	The state of the s	
	Sub Total	L.	A	\$1,822,035	\$0	\$2,687,025	\$1
	Contingency - Unknown Site/Design:	10%		\$182,203			\$
	Subtotal	В		\$2,004,238			\$1
	General Conditions and Profit:		Ç	\$400,848			\$
	Current Estimated Construction Award Cost			\$2,405,086			\$1
	Escalation to Award Date	3.9%	D	\$94,472		men nea y a	. 1911 <b>(</b>
	Estimated Construction Cost at Award		Е				,
	ECCA	B+C+I		\$2,499,558	1		\$1
	Construction Contingency & Art		F	\$187,46	7 - 2, 1 12, 115, 11 11, 12 \$0	Maria (Barasha	si
	Estimated Construction Cost			,			T
	ECC	E+F		\$2,687,025	5 \$0		\$1
	[Link to Location Factors & Escalation]				Escala	tion Rate Used:	(
	ent te: 12/07/04					scalation Date:	06/1

Item Description	Totals	ECCA Totals
		Include OH & P
emporary USDC - (Q1)		
District Judge Courtroom Facilities	\$392,164	\$537,990
District Judge Chambers Suite	\$274,556	\$376,650
District Judge Jury Facilities	\$93,649	\$128,472
loint Use Spaces	\$160,325	\$219,941
Total District Court	\$920,694	\$1,263,053
Senior District Judge Chambers	\$186,005	\$255,171
Total Senior District Court	\$186,005	\$255,171
District Clerk's Office	\$251,226	\$344,644
Total District Clerk	\$251,226	\$344,644
Magistrate Judge Crtroom Facilities	\$227,164	\$311,635
Magistrate Judge Chambers Suite	\$167,886	\$230,314
Magistrate Judge Jury Facilities	\$92,089	\$126,333
Total Magistrate Court	\$487,139	\$668,282
Grand Jury Facilities	\$108,746	\$149,183
Total Grand Jury	\$108,746	\$149,183
	\$1,822,035	\$2,499,558
Total ECCA		\$2,499,558

GSA	SUPPL	EMENTA	L WORKSH	HEFT	F1112-1117-1137	
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary District Judge Courtroor	n Facilities	S				
(TDJCS) STC 65 Interior Walls(Framed w/ GB)	C11	400	LF	\$215.50	\$86,200	\$118,253
(TDJCS) Interior Doors (Wd Pin., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(TDJCS) Painted Walls	C13	700	SF	\$1.22	\$854	\$1,172
(TDJCS) Wall Fabric or Vinyl	C13	7,000	SF	\$3.25	\$22,750	\$31,210
(TDJCS) Wood Base, Rail & Trim	C13	1,200	LF	\$17.50	\$21,000	\$28,809
(TDJCS) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(TDJCS) Accoustincal Panels (Main Courtrm)	C13	2,600	SF	\$10.50	\$27,300	\$37,451
(TDJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617
(TDJCS) Carpet Flooring (32 oz w/ pad)	C13	2,700	SF	\$4.00	\$10,800	\$14,816
(TDJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(TDJCS) Decoritive Soffits	C13	7,800	SF	\$6.25	\$48,750	\$66,878
(TDJCS) Power and RI for Data & Sec.	D42	2,830	SF	\$25.00	\$70,750	\$97,058
(TDJCS) Courtroom Judges Bench Unit	E11	1	EA	\$12,400.00	\$12,400	\$17,011
(TDJCS) Courtroom Jury Box Assembly	E11	1	ΕA	\$25,500.00	\$25,500	\$34,982
(TDJCS) Court Wail Divider Walls	E11	60	LF	\$50.00	\$3,000	\$4,116
(TDJCS) Clerks Desk	E11	1	EA	\$6,000.00	\$6,000	\$8,231
(TDJCS) Witness Stand	E11	1	EA	\$5,200.00	\$5,200	\$7,134
(TDJCS) New Audience Benches	E11	C	LF	\$150.00	\$0	\$0
(TDJCS) Install Exist Audience Benches	E11	600	L.F	\$30.00	\$18,000	\$24,693
(TDJCS) Isolated HVAC	D22	1	EA	\$15,000.00	\$15,000	\$20,578
					\$392,164	\$537,990

\$190 per sf

District Judge Courtroom Facilities		Sf. Ea.	Space Req'd.	
1	Courtrooms	2,600	2,600	
1	Soundlock	80	80	
1	Equip. Storage	100	100	
1	Short Term Exhibit Storage	50	50	

Tota! 2,830

GSA	SUPPL	EMENTA	L WORKSI	HEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary District Judge Chambers	Suite					
(TDJCS) Interior Walls(Framed w/ GB)	C11	1,200	LF	\$86.16	\$103,392	\$141,838
(TDJCS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	20	EA	\$1,500.00	\$30,000	\$41,155
(TDJCS) Painted Walls	C13	3,200	SF	\$1.22	\$3,904	\$5,356
(TDJCS) Wall Fabric or Vinyl	C13	8,400	SF	\$3.25	\$27,300	\$37,451
(TDJCS) Wood Base, Rail & Trim	C13	500	LF	\$17.50	\$8,750	\$12,004
(TDJCS) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303
(TDJCS) Finish Doors (Stain)	C13	20	EA	\$300.00	\$6,000	\$8,231
(TDJCS) Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638
(TDJCS) Vinyl Flooring Break & Stor.Rms	C13	400	SF	\$3.00	\$1,200	\$1,646
(TDJCS) Carpet Flooring (32 oz w/ pad)	C13	2,290	SF	\$4.00	\$9,160	\$12,566
(TDJCS) Vinyl Base (where not wood)	C13	150	LF	\$3.00	\$450	\$617
(TDJCS) Decoritive Soffits	C13	2,000	SF	\$6.25	\$12,500	\$17,148
(TDJCS) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135
(TDJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(TDJCS) Power and RI for Data & Sec.	D42	2,290	SF	\$25.00	\$57,250	\$78,538
(TDJCS) Built-in Cabilets (Base Only)	E11	25	LF	\$250.00	\$6,250	\$8,574
(TDJCS) Built-in Cabinets (Upper Only)	E11	25	LF	\$150.00	\$3,750	\$5,144
					\$274,556	\$376,650

\$164 per sf

District Judge Chambers Suite		St. Ea.	Space Req'd.	
1 -	Judge's Chambers	670	670	
1 ,	Judge's Toilet	50	50	
1	Judge's Closet	10	10	
1	Vestibule	50	50	,
1	Reception Area	100	100	
1	Coat Closet	10	10	
1 !	Secretarial Workstation	150	150	
1)	File Storage Area	150	150	
1	Facsimile Machine Area	10	10	
1	Copier Area	50	50	
1	Storage	100	100	
1	Service Unit	20	20	
1	Reference/Conference Room	420	420	
2	Law Clerk's Offices (2 @ 150 ea per Chamber	250	500	

Total 2,290

GSA	SUPPL	EMENTA	L WORKSH	IEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary District Judge Jury Facil	ities					
(TDJJF) Interior Walls(Framed w/ GB)	C11_	350	LF	\$86.16	\$30,156	\$41,370
(TDJJF) Interior Doors (Wd Pin., Mti Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(TDJJF) Painted Walls	C13_	1,900	SF	\$1.22	\$2,318	\$3,180
(TDJJF) Wall Fabric or Vinyl	C13	1,000	SF	\$3.25	\$3,250	\$4,459
(TDJJF) Wood Base, Rail & Trim	C13	650	LF	\$17.50	\$11,375	\$15,605
(TDJJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950,00	\$1,900	\$2,607
(TDJJF) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(TDJJF) Tile Flooring (Private Baths)	C13	2	EA	\$465.00	\$930	\$1,276
(TDJJF) Carpet Flooring (28 oz )	C13	820	SF	\$3.75	\$3,075	\$4,218
(TDJJF) Decoritive Soffits	C13	700	SF	\$6.25	\$4,375	\$6,002
(TDJJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269
(TDJJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(TDJJF) Power and RI for Data & Sec.	D42	350	SF	\$25.00	\$8,750	\$12,004
(TDJJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430
(TDJJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058
					\$93,649	\$128,472

\$183 per sf

District Judge Jury Facilities		Sf. Ea.	Space Regid.	
1	Soundlock Entry	50	50	
2	Juror's Toilets	50	100	
1	Coat Closet	20	20	
1	Trial Jury Room	350	350	
1	Service Unit	20	20	
1	Audio/Video Equipment	10	10	
1	Sworn Jury Custodian	50	50	
	Net Total District Judges Facilities	550	500	
	+ Internal Circulation @ 17%	94	102	_
	Occupiable Total District Judges		702	
		Total	702	

PROPERTY OF THE UNITED STATES GOVERNMENT - FDR OFFICIAL USE ONLY Do not remove this notice Property destroy documents when no longer needed

GSA	SUPPL	EMENTA	L WORKSH	IEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary Senior District Judge Ch	ambers Si	uite				
(TSDJCS) Interior Walls(Framed w/ GB)	C11	600	LF	\$86.16	\$51,696	\$70,919
(TSDJCS) interior Doors (Wd Pin., Mtl Frm and Hdwr)	C11	20	EA	\$1,500.00	\$30,000	\$41,155
(TSDJCS) Painted Walls	C13	1,700	SF	\$1.22	\$2,074	\$2,845
(TSDJCS) Wall Fabric or Vinyl	C13	3,700	SF	\$3.25	\$12,025	\$16,496
(TSDJCS) Wood Base, Rail & Trim	C13	500	LF	\$17.50	\$8,750	\$12,004
(TSDJCS) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303
(TSDJCS) Finish Doors (Stain)	C13	20	ĒΑ	\$300.00	\$6,000	\$8,231
(TSDJCS) Tite Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638
(TSDJCS) Vinyl Flooring Break & Stor,Rms	C13	270	SF	\$3.00	\$810	\$1,111
(TSDJCS) Carpet Flooring (32 oz w/pad)	C13	1,600	SF	\$4.00	\$6,400	\$8,780
(TSDJCS) Vinyl Base (where not wood)	C13	450	LF	\$3.00	\$1,350	\$1,852
(TSDJCS) Decoritive Soffits	C13	1,000	SF	\$6.25	\$6,250	\$8,574
(TSDJCS) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135
(TSDJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(TSDJCS) Power and RI for Data & Sec.	D42	1,840	SF	\$25.00	\$46,000	\$63,105
(TSDJCS) Built-in Cabilets (Base Only)	E11	25	LF	\$250.00	\$6,250	\$8,574
(TSDJCS) Built-in Cabinets (Upper Only)	E11	25	LF	\$150.00	\$3,750	\$5,144
					\$186,005	\$255,171

\$139	
ner s	٠

District Judge Chambers Suite		Sf. Ea.	Space Reg'd.	
1	Judge's Chambers	500	500	
1	Judge's Toilet	50	50	
1	Judge's Closet	10	10	
1	Vestibule	50	50	
1	Reception Area	100	100	
1	Coat Closet	10	10	
1	Secretarial Workstation	120	120	
1	File Storage Area	140	140	
1	Facsimile Machine Area	10	10	
1	Copier Area	50	50	
1	Storage	80	ВО	
1	Service Unit	20	20	
1	Reference/Conference Room	400	400	
2	Law Clerk's Offices (2 @ 150 ea per Chambers	150	300	

Total 1,840

GSA	SUPPL	EMENTA	L WORKSH	HEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary Magistrate Judge Crtroo	m Facilitie	s				W
(TMJCS) STC 65 Interior Walls(Framed w/ GB)	C11_	200	L.F	\$215.50	\$43,100	\$59,127
(TMJCS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(TMJCS) Painted Walls	C13	700	SF	\$1.22	\$854	\$1,172
(TMJCS) Wall Fabric or Vinyl	C13	5,600	SF	\$3.25	\$18,200	\$24,968
(TMJCS) Wood Base, Rail & Trim	C13_	1,200	l.F	\$17.50	\$21,000	\$28,809
(TMJCS) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(TMJCS) Accoustincal Panels (Main Courtrm)	C13	1,000	SF	\$10.50	\$10,500	\$14,404
(TMJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617
(TMJCS) Carpet Flooring (32 oz w/ pad)	C13	1,000	SF	\$4.00	\$4,000	\$5,487
(TMJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(TMJCS) Decoritive Soffits	C13	2,000	SF	\$6.25	\$12,500	\$17,148
(TMJCS) Power and RI for Data & Sec.	D42	1,200	SF	\$25.00	\$30,000	\$41,155
(TMJCS) Courtroom Judges Bench Unit	E11	. 1	EA	\$12,400.00	\$12,400	\$17,011
(TMJCS) Courtroom Jury Bax Assembly	E11	1	EA	\$25,500.00	\$25,500	\$34,982
(TMJCS) Court Wall Divider Walls	·E11	40	LF	\$50.00	\$2,000	\$2,744
(TMJCS) Clerks Desk	E11	1	EA	\$6,000.00	\$6,000	\$8,231
(TMJCS) Witness Stand	E11	1	EA	\$5,200.00	\$5,200	\$7,134
(TMJCS) New Audience Benches	E11	C	LF.	\$150.00	\$0	\$0
(TMJCS) Install Exist Audience Benches	E11	75	i LF	\$30.00	\$2,250	\$3,087
(TMJCS) Isolated HVAC	D22	1	EA	\$15,000.00	\$15,000	\$20,578
					\$227,164	\$311,635

\$253
per sf

Magistrate Judge Courtroom Facilities		SI Ea.	Space Req'd.	
1	Courtrooms	1,000	1,000	
1	1 Soundlock			
1	Equip. Storage	100	100	
1	Short Term Exhibit Storage	50	50	
		T-1-1	1 000	<u> </u>

Total 1,23

GSA	SUPPL	EMENTA	L WORKSH	IEET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary Magistrate Judge Chamt	ers Suite					
(TMJCS) Interior Walls(Framed w/ GB)	C11	525	LF	\$86,16	\$45,234	\$62,054
(TMJCS) Interior Doors (Wd PIn., Mtl Frm and Hdwr)	C11	15	EA	\$1,500.00	\$22,500	\$30,867
(TMJCS) Painted Walls	C13	3,600	SF	\$1.22	\$4,392	\$6,025
(TMJCS) Wall Fabric or Vinyl	C13	3,000	SF	\$3.25	\$9,750	\$13,376
(TMJCS) Wood Base, Rail & Trim	C13	1,200	LF	\$17.50	\$21,000	\$28,809
(TMJCS) Wall Tile in Private Baths (4' Tall)	C13	1	EA	\$950.00	\$950	\$1,303
(TMJCS) Finish Doors (Stain)	C13	15	EA	\$300.00	\$4,500	\$6,173
(TMJCS) Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638
(TMJCS) Vinyl Flooring Break & Stor.Rms	C13	150	SF	\$3.00	\$450	\$617
(TMJCS) Carpet Flooring (32 oz w/ pad)	C13	1,300	SF	\$4.00	\$5,200	\$7,134
(TMJCS) Vinyl Base (where not wood)	C13	70	LF	\$3.00	\$210	\$288
(TMJCS) Decoritive Soffits	C13	800	SF	\$6.25	\$5,000	\$6,859
(TMJCS) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135
(TMJCS) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(TMJCS) Power and RI for Data & Sec.	D42	1,400	SF	\$25.00	\$35,000	\$48,015
(TMJCS) Built-in Cabilets (Base Only)	E11	25	ᄕ	\$250.00	\$6,250	\$8,574
(TMJCS) Built-in Cabinets (Upper Only)	E11	25	LF	\$150.00	\$3,750	\$5,144
					\$167,886	\$230,314

\$163 per sf

Magistrate Judge Chambers Suite		St. Ea.	Space Regid.	
	1 Judge's Chambers	400	400	
	1 Judge's Toilet	50	50	
	1 Judge's Closet	10	10	
	1 Vestibule	50	50	
	1 Reception Area	100	100	
	1 Coat Closet		10	
	1 Secretarial Workstation	120	120	
	1 File Storage Area	60	60	
	1 Facsimile Machine Area	10	10	
	1 Copier Area	50	50	
	1 Storage	80	80	
	1 Service Unit	20	20	
	1 Reference/Conference Room	300	300	
	1 Law Clerk's Offices	150	150	
		Tota	1,410	

PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY
On not remove this notice
Properly destroy documents when no langer needed

GNA	SUPPL	EMENTA	L WORKSH	EET		
Item Description	Uniformat Element	Quantity	Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)						
Temporary Magistrate Judge Jury F	acilities					
(TMJJF) Interior Walls(Framed w/ GB)	C11	270	LF	\$86.16	\$23,263	\$31,914
(TMJJF) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578
(TMJJF) Painted Walls	C13	800	SF	\$1.22	\$976	\$1,339
(TMJJF) Wall Fabric or Vinyl	C13	1,600	SF	\$3.25	\$5,200	\$7,134
(TMJJF) Wood Base, Rail & Trim	C13	560	LF	\$17.50	\$9,800	\$13,444
(TMJJF) Wall Tile in Private Baths (4' Tall)	C13	2	EA	\$950.00	\$1,900	\$2,607
(TMJJF) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116
(TMJJF) Tile Flooring (Private Baths)	C13	2	EA	\$465.00	\$930	\$1,276
(TMJJF) Carpet Flooring (28 oz)	C13	500	SF	\$3.75	\$1,875	\$2,572
(TMJJF) Decoritive Soffits	C13	500	SF	\$6.25	\$3,125	\$4,287
(TMJJF) Private Baths (toilet & Lav)	D21	2	EA	\$2,285.00	\$4,570	\$6,269
(TMJJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303
(TMJJF) Power and RI for Data & Sec.	D42	700	SF	\$25.00	\$17,500	\$24,007
(TMJJF) Built-in Cabilets (Base Only)	E11	10	ĻF	\$250.00	\$2,500	\$3,430
(TMJJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058
1 2 30 31					\$92,089	\$126,333

\$180 per sf

District Judge Jury Facilities		Sí. Ea.	Space Regid.	
1	Soundlock Entry	50	50	
- 2	Juror's Tallets	100	200	
1	Coat Closet	20	20	
1	Trial Jury Room	250	250	
	Service Unil	20	20	
1	Audio/Video Equipment	10	10	
1	Sworn Jury Custodian	50	50	
	Net Total District Judges Facilities	500	600	
	+ Internal Circulation @ 17%	85	102	
	Occupiable Total District Judges		702	,

Total 702

a.	in							
SUPPLEMENTAL WORKSHEET								
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals		
	Element		Measurement			Include OH & P		
USDC - (Q1)								
Temporary Grand Jury Facilities								
(TGJF) Interior Walls(Framed w/ GB)	C11	300	LF	\$86.16	\$25,848	\$35,460		
(TGJF) Interior Doors (Wd Pin., Mtl	044	4.0		B4 500 00	m4 5 000	000 575		
Frm and Hdwr)	C11	10	EA	\$1,500.00	\$15,000	\$20,578		
(TGJF) Painted Walls	C13	900	SF	\$1.22	\$1,098	\$1,506		
(TGJF) Wall Fabric or Vinyl	C13	1,800	SF	\$3.25	\$5,850	\$8,025		
(TGJF) Wood Base, Rail & Trim	C13	720	LF	\$17.50	\$12,600	\$17,285		
(TGJF) Wall Tile in Private Baths (4' Tall)	C13	2	ĘΑ	\$950.00	\$1,900	\$2,607		
(TGJF) Finish Doors (Stain)	C13	10	EA	\$300.00	\$3,000	\$4,116		
(TGJF) Tile Flooring (Private Baths)	. C13	2	EA	\$465.00	\$930	\$1,276		
(TGJF) Carpet Flooring (28oz)	C13	800	SF	\$3.75	\$3,000	\$4,116		
(TGJF) Decoritive Soffits	C13	1,200	SF	\$6.25	\$7,500	\$10,289		
(TGJF) Private Baths (toilet & Lav)	D21	2	ĒΑ	\$2,285.00	\$4,570	\$6,269		
(TGJF) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303		
(TGJF) Power and RI for Data & Sec.	D42	900	SF	\$25.00	\$22,500	\$30,867		
(TGJF) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430		
(TGJF) Built-in Cabinets (Upper Only)	E11	10	LF	\$150.00	\$1,500	\$2,058		
					\$108,746	\$149,183		

\$167 per sf

District Judge Jury Facilities		SI. Ea.	Space Req'd.	
1	Grand Jury Hearing Room	600	600	
	Entry Vestibule	50	50	
1	Coat Closet	25 20	25	
1	Service Unit		20	
1	Audio/Video Equipment	10	10	
2	Tollets	50	100	
A CONTRACTOR OF THE CONTRACTOR	Net Total District Judges Facilities	755	805	
	+ Internal Circulation @ 11%	83	89	
	Occupiable Total Grand Jury		894	
•		Total	894	

				**********				
SUPPLEMENTAL WORKSHEET								
Item Description	Uniformat	Quantity	Unit	Unit Cost	Totals	Totals		
	Element		Measurement			Include OH & P		
USDC - (Q1)					<del></del>			
Temporary District Clerk's Office								
(TDCO) Interior Walls(Framed w/ GB)	C11	1,100	LF _	\$86.16	\$94,776	\$130,018		
(TDCO) Interior Doors (Wd Pin., Mtl Frm and Hdwr)	C11	25	EA	\$1,100.00	\$27,500	\$37,726		
(TDCO) Painted Walls	C13	10,000	SF	\$1.22	\$12,200	\$16,737		
(TDCO) Wall Tile in Private Baths (4' Tall)	C13_	1	EA	\$950.00	\$950	\$1,303		
(TDCO) Finish Doors (Stain)	C13	25	EA	\$300.00	\$7,500	\$10,289		
(TDCO) Tile Flooring (Private Baths)	C13	1	EA	\$465.00	\$465	\$638		
(TDCO) Vinyl Flooring Break & Stor.Rms	C13	1,200	SF	\$3.00	\$3,600	\$4,939		
(TDCO) Carpet Flooring (28 oz)	C13	2,100	SF	\$3.75	\$7,875	\$10,803		
(TDCO) Vinyl Base (where not wood)	C13	1,000	LF	\$3.00	\$3,000	\$4,116		
(TDCO) Private Baths (toilet & Lav)	D21	1	EA	\$2,285.00	\$2,285	\$3,135		
(TDCO) Coffee/Work Areas	D21	1	EA	\$950.00	\$950	\$1,303		
(TDCO) Power and RI for Data & Sec.	D42	3,125	SF	\$25.00	\$78,125	\$107,176		
(TDCO) Built-in Cabilets (Base Only)	E11	30	LF	\$250.00	\$7,500	\$10,289		
(TDCO) Built-in Cabinets (Upper Only)	E11	30	LF	\$150.00	\$4,500	\$6,173		
	,				\$251,226	\$344,644		

\$110 per st

District Clerk's Office		Sī. Ea.	Space Regid.	
1	Clerk of Court w/ Private Toilet	350	350	
1	Chief Deputy Clerk	250	250	
1	First Line Supervisors	180	180	
1	Operational/ Admin. First Line Supervisors	120	120	
3	Deputy Clerk	70	210	
1	Storage	300	300	
	Intake/Queing Area for - 5 Visitors	75	75	
	Counter & Workstation for - 1 Clerk	45	45	
	Accessory Work Counter for - 1 Clerk	25	25	
	Cashier's Station and Counter	45	45	
	Equipment Storage	50	50	
	High Volumn Copier Area	120	120	
	Mail Work Area	100	100	
	Facsimile Work Area	10	10	
	Supplies Storage (Short Term)	150	150	
	Break Room (Includes Service Unit	200	200	
	1 Vault	90	90	
	1 Computer Facility & Automation Storage	500	200	
	Net Total District Clerk's Facilities		2,520	
	+ Internal Circulation @ 24%	1	505	
	Occupiable Total District Judges		3,125	

Total 3,12

James F. Battin Federal Building / Courthouse Feasibility Study 100% Submittal

GSA						
Item Description	SUPPL Uniformat Element	Quantity	L WORKSI Unit Measurement	Unit Cost	Totals	Totals Include OH & P
USDC - (Q1)				·		
Temporary Joint Use Spaces						
(TJUS) Interior Walls(Framed w/ GB)	C11	700	LF	\$86.16	\$60,312	\$82,739
(TJUS) Interior Doors (Wd Pln., Mtl Frm and Hdwr)	C11	8	EA	\$1,100.00	\$8,800	\$12,072
(TJUS) Painted Walls	C13	5,000	SF	\$1.22	\$6,100	
(TJUS) Wall Fabric or Vinyl	C13	650	SF	\$3.25	\$2,113	\$2,898
(TJUS) Wood Base, Rail & Trim	C13	300	LF	\$17.50	\$5,250	\$7,202
(TJUS) Paneling - Wali (36")	C13	300	SF	\$16.50	\$4,950	\$6,791
(TJUS) Finish Doors (Stain)	C13	8	EA	\$300.00	\$2,400	\$3,292
(TJUS) Carpet Flooring (28oz)	C13	3,200	SF	\$3.75	\$12,000	\$16,462
(TJUS) Vinyl Base (where not wood)	C13	300	LF	\$3.00	\$900	\$1,235
(TJUS) Power and RI for Data & Sec.	D42	1,500	SF	\$25.00	\$37,500	\$51,444
(TJUS) Built-in Cabilets (Base Only)	E11	50	LF	\$250.00	\$12,500	\$17,148
(TJUS) Built-in Cabinets (Upper Only)	E11	50	LF	\$150.00	\$7,500	\$10,289
					\$160,325	\$219,941

Project Development Cost Estimating Requirements

\$83 per sf

Joint Use Spaces	Sf. Ea.	Space Req'd.	
1 Court Reports	525	525	
1 Law Library	1,225	1,225	
1 Training	400		
1 Public Waiting Area	500		

Total 2,650



## ESTIMATED TENANT RELOCATION COSTS Bureau of Reclamation

3/15/2005							
Cost Description	First Ac	tivity	Second	Payee			
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code		
1. Space Planning Costs			\$3,000.00		80.7987		
2. Swing Space Alteration Costs	N/A=		N/A	Editor (Editor)	1000 (FE) (179) -		
3. Moving Costs (Both Ways)	\$260,420.00		\$260,420.00		980 (E. 168)		
4. Telecommunications				467-621-6453-4534-451-451-45	45/1/2019981		
Advisory Services	\$6,000.00	Ü	\$6,000.00				
Relocation of Existing	\$10,000.00		\$10,000.00				
New System instruments	N/A		N/A				
New Wiring / Cabling	N/A		\$25,000.00				
Switch and Network Installation	\$3,500.00		\$3,500.00				
Start-up, System Turnover	\$3,500.00		\$3,500.00		ļ		
5. Special Equipment			Profesional de la		ata (egas (69a)		
Moving of Computer System	\$35,000.00		\$35,000.00				
Computer System Installation	\$10,000.00		\$10,000.00				
Immobile Equipment Replacement	N/A		N/A				
Moving of Special Equipment	\$3,000.00		\$3,000.00				
Special Equipment Installation	\$10,000.00		\$10,000.00		<del> </del>		
6. Leased Space Costs:			of the 1/40-best originate		rissi rue i Assir'		
Permanent Space Cost Diff. (Relocation for expansion needs)							
Swing Space (Temporary housing during 3 year construction)	\$ 3,827,827.62						
Potential TI Variance for Temporary Space	N/A		N/A				
Holdover Costs (Maintaining lease beyond term)	N/A		N/A				
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		1876 183	7888888			
7. Vacant Space Carrying Costs	NA		N/A				
8. Operating Cost Increases:		SEC. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10					
Utilities							
Operation and Maintenance							
9. Tenant Operating Costs:	2 Territoria (1908) (1908) (19		der et deven de fo	ending at 1519.	6 43 (B) (T)		
Shuttle / Mail Services	N/A		N/A				
Other Split Agency Costs	N/A		N/A				
10. Special Equipment Lease:							
Telecommunications	N/A		N/A				
Computers							
TOTALS	\$4,169,247.62		\$369,420.00	<b>\$4,5</b> :	38,667.62		

Mar-04

Project Development Cost Estimating Requirements



## ESTIMATED TENANT RELOCATION COSTS U.S. Marshals Office

	3/15/2005		***************************************		
Cost Description	First Ac	tivity	Second	Payee	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs		1951 (495) (65 KT) (1953 (51 F) (52)	\$4,500.00		desire de la
2. Swing Space Alteration Costs	N/A		N/A		0.890.792.802.50
3. Moving Costs (Both Ways)	\$11,680.00		\$11,680.00		
4. Telecommunications					94 / St. 52
Advisory Services	\$5,000.00		\$5,000.00	200 (4) (40) (5) (5) (6) (6) (6) (7) (7) (7)	attended and an internal
Relocation of Existing	\$15,000.00		\$15,000.00		i
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		\$35,000.00		
Switch and Network Installation	\$3,000.00		\$3,000.00		
Start-up, System Turnover	\$4,500.00		\$4,500.00		
5. Special Equipment			Ex 55/65/08/3//3/	85 541 574 GR AT 1731 A	90000000
Moving of Computer System	\$4,000.00		\$4,000.00		
Computer System Installation	\$8,000.00		\$8,000.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	\$15,000.00		\$15,000.00		
Special Equipment Installation	\$10,000.00		\$10,000.00		
6. Leased Space Costs:					(21/20 St)
Permanent Space Cost Diff. (Relocation for expansion needs)					
Swing Space (Temporary housing during 3 year construction)	\$ 299,606.26				
Potential TI Variance for Temporary Space	\$ 1,141,820.15				
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		5 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4.08.804.06.36	
7. Vacant Space Carrying Costs	, N/A ∈	26 E. 6 3 10 6 6	N/A	953555	\$150 B
8. Operating Cost Increases:				404 307 375	(\$40 kg/r 463)
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:		ASSESSED AND CONTRACTOR	an est concensional		
Shuttle / Mail Services	N/A		N/A		1
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					
Telecommunications	N/A		N/A		1
Computers					
TOTALS	\$1,517,606.41		\$115,680.00	\$1,63	3,286.41

Mar-04

Project Development Cost Estimating Requirements

	AGENCY NAME	USMS - Temporal	ν			
	AGENCY BUREAU CODE	1525		<u></u>		
	PROJECT TITLE	James F. Battin F	ederal Building / Co	urthouse		
	LOCATION: CITY, STATE	Billings, Montana				
		j-,				
UMM	ARY OCCUPANT AGREEMENT (OA) COST DA	TA FOR AGENCY		SUBTOTAL COST	ECC COST	ECC COST/GSI
	TENANT IMPROVEMENT COSTS			\$1,278,426	\$1,885,344	\$10.
	NO MARKET COMPARABLE - RAISED FLOO	ORS		\$10,730	\$15,824	\$0.
	SECURITY COSTS			\$0	\$0	\$0.
	Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -Coded Q1 on Sheets A-G (Security at Bottom of Sheet)		TI SUBTOTAL COST [Code R1 on Sheets A-G]	SECURITY SUBTOTAL [Code R2 on Sheet A-G]	ECC COST	ECC COST/GSI
<b>\11</b>	Foundations			\$0	\$0	\$0.0
12	Basement Construction		Q11240474131414 <b>\$</b> 0	14:54:54 B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0	\$0.0
21	Superstructure		\$0		::::::::::::::::::\$0	\$0.
311	Exterior Walls		\$0	\$0	\$0	\$0,
312	Exterior Glazing & Doors		\$0	and the second of the second of the second	\$0	<b>50.</b>
313	Roofing		\$0		\$0	\$0.
11	Partitions, Doors & Specialties		\$311,595		\$459,521	\$2.
:12	Access/Platform Floors		\$7,276		\$10,730	
13	Interior Finishes		\$13,252	Charles alone to the contract of the contract	\$19,543	\$0.
11	Conveyance Systems		\$0	The Control of the Co	####### <b>\$0</b>	* 1 2 1 4 1 1 1 1 2 1 4 E
21	Plumbing		\$22,430		\$33,078	\$0.
22	HVAC		\$42,000		\$61,939	\$0.
)31	Fire Protection/Alarm  Electrical Service, Distribution & Emerg. Power		\$0	a comment of the second second second second second	\$0	\$0.
041 042	Lighting and Branch Wiring		\$0		\$0	\$0.
043	Communications, Security & Other Electrical S	vatoms	\$0 \$0	4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	\$0	\$0.
11	Equipment & Furnishings	ysterns	\$470,330		\$693,614	\$0. \$3.
11	Special Construction		\$0		φυσο,υ14 \$0	\$0.
12	BUILDING DEMOLITION AND ABATEMENT		\$0		\$0 \$0	\$0. \$0.
311	Sitework - Building Related		\$0		\$0	ψο. \$0.
312	Other Sitework - Project Related		100 100 100 100 100 100 100 100 100 100		\$0	\$0.
	Sub Total	А	\$866,883			\$7.
	Contingency - Unknown Site/Design:	10%	\$86,688	i de jejeye jejedan dijêye ( <b>\$0</b>	Salara patang Nagrapa Sala	
	Subtotal	B	\$953,571		Contract Con	\$5.
	General Conditions and Profit:	20% C	\$190,714		CARRENDAGA PAR	\$1.
	Current Estimated Construction Award Cost	B+C	\$1,144,286		vallena stear	\$6.
	Escalation to Award Date	3.9% D	\$44,948			
	Estimated Construction Cost at Award	Е	<u> </u>			<del></del>
	ECCA	B+C+D	\$1,189,233	\$0		\$6
	Construction Contingency & Art	7.5% F	\$89,192	\$0	1711AV H	\$0
	Estimated Construction Cost					
	ECC	E+F	\$1,278,426	\$0		\$7.
	[Link to Location Factors & Escalation]	Escalation Rate Used:				
Curre	nt.					

GSA.	OLIDBI.	-1451474				HARPA S.		
Item Description	SUPPLEMENTAL WORKSHEET    Item Description							
ASSESSED TO SECURIOR	Element	Quantity	Measuremen	1	10140	Include OH & P		
USMC - (R1)								
Temporary USMS Space								
(TUSMS) Epoxy Finish on Concrete	C13	1	LS	\$3,227.00	\$3,227	\$4,427		
(TUSMS) Interior CMU wall at								
Detention	C11	1	L5	\$271,679.00	\$271,679	\$372,703		
(TUSMS) Built-in Cabilets (Base Only)	E11	10	LF	\$250.00	\$2,500	\$3,430		
(TUSMS) Built-in Cabinets (Upper	~	10		6450.00	64 500	***		
Only)	E11	10		\$150.00	\$1,500	\$2,058		
(TUSMS) Wood Base, Rail & Trim	C13	100	LF	S12.50	\$1,250	\$1,715		
(TUSMS) Interior Doors (Wd, Mtl Frm & Hdwr)	C11	10	EA	\$976.00	\$9,760	\$13,389		
(TUSMS) Interior Walls(Framed w/ GB)	C11	350	LF	\$86.16	\$30,156	\$41,370		
(TUSMS) Vinyl Base (where not	U11	330		300.10	_ 830,100	341,370		
wood)	C13	300	L.F.	\$3.00	\$900	\$1,235		
(TUSMS) Carpet Flooring (28 oz Squares)	C13	900	SF	\$3.75	\$3,375	\$4,630		
(TUSMS) Finish Doors (Stain)	C13	15	ËΑ	\$300.00	\$4,500	\$6,173		
(TUSMS) Access Flooring (Control	0.0			0000.00	<b>V</b> 1,000	00.770		
Room)	C12	1	LS	\$7,276.00	\$7,276	\$9,982		
(TUSMS) Add to Sec. Door Controls	Et1	1	LS	\$25,000.00	\$25,000	\$34,296		
(TUSMS) Security Ceilings	E11	2,200	ŞF	\$45.00	\$99,000	\$135,813		
(TUSMS) Knock-Down Holding Cells	E11	3	EA	\$50,000.00	\$150,000	\$205,777		
(TUSMS) Interview Room Stools	E11	4	EA	\$210.00	\$840	\$1,152		
(TUSMS) Interview Room Counters	E11	20	LF	\$130.00	\$2,600	\$3,567		
(TUSMS) Security Screens (Prisoner/Attorney Interview)	E11	1,000	EA	\$37.00	\$37,000	\$50,758		
(TUSMS) Ballistic Doors	E11	5	EA	\$2,700.00	\$13,500			
					i			
(TUSMS) Ballistic Windows	E11	2	EA	\$5,000.00	\$10,000	\$13,718		
(TUSMS) Ballisting Wall Armor Panels	E11	1,800	SF	\$34.00	\$61,200	\$83,957		
(TUSMS) Security Mesh for walls	E11	2,000	SF	\$6.60	S13,200	\$18,108		
(TUSMS) Coll Doors -Vehicle								
Sallyport (TUSMS) Detention Shower &	E11	2	EA	\$26,995.00	\$53,990	\$74,066		
Eyewash	D21	1	EA	\$7,930.00	\$7,930	\$10,879		
(TUSMS) USMS -Special Ventilation	D22	1	LS	\$42,000.00	\$42,000	\$57,616		
(TUSMS) Detention Fixtures	D21	3	EA	\$4,500.00	\$13,500	\$18,520		
(TUSMS) Detention Sink (Prisoner Processing)	D21	1	EA	\$1,000.00	\$1,000	\$1,372		
		·		1	\$866,883	1		
		L	1		1 9000,000	31,109,23		

\$34
ner s

Temporary USMS Space		St. Ea.	Space Regid.	
3 Knock-down F	Holding Cells	340	1,020	
2 Prisoner/Attor	ncy Interview	120	240	
1 Prisoner Proc	essing	340	340	
1 Squad Room		500	500	
1 Small Confere	ence Room	180	180	
1 Control Room	1	320	320	
1 CSO Office		100	100	
1 Public Entry		100	100	
1 Secure Stores	ge g	100	100	
			2,900	
Internal Circui	fation @ 20%		5B0	

Total 3,480

Plus Vehicle Sallyport

4,080



## ESTIMATED TENANT RELOCATION COSTS Department of Interior - Field Solicitors

	3/15/2005				
Cost Description	First Ac	tivity	Second	Payee	
	Estimated Cost	Calendar Year Incurred	Estimated : Cost	Calendar Year Incurred	Code
1. Space Planning Costs			\$1,000.00		25 Mar (2021) (2.5)
2. Swing Space Alteration Costs	N/A		N/A		160 000
3. Moving Costs (Both Ways)	\$13,590.00	Zanostava proporto de Alberto.	\$13,590.00	5.6:30 A. C. C.	592 (378 (38)
4. Telecommunications				0.0000000000000000000000000000000000000	SMEET SET
Advisory Services	\$2,500.00		\$2,500.00		
Relocation of Existing	\$2,500.00		\$2,500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		\$5,000.00		
Switch and Network Installation	\$2,000.00		\$2,000.00		
Start-up, System Turnover	\$2,000.00		\$2,000.00		
5. Special Equipment			44.48 (CHISCOS)		
Moving of Computer System	\$1,500.00		\$1,500.00		
Computer System Installation	\$3,500.00		\$3,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	\$500.00		\$500.00		
Special Equipment Installation	\$1,000.00		\$1,000.00		
6. Leased Space Costs:				es sa se	siculture(crabic
Permanent Space Cost Diff, (Relocation for expansion needs)					
Swing Space (Temporary housing during 3 year construction)	\$ 335,856.60				
Potential TI Variance for Temporary Space	\$ 50,082.38		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		· · · · · · · · · · · · · · · · · · ·
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		\$1000 (S. 1900) (S.	e er in Austria u	
7. Vacant Space Carrying Costs	N/A		N/A ===		SALUTER (1974)
8. Operating Cost Increases:			65105-1466/156106/0/355	el detre legendo agrandania	459/25) (50)
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:			arena arang	an Berkerina interació	Posine
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:			iger fram de la servició de 180 de 190	10 Sept 6. 100 Sept 10 (10)	
Telecommunications	N/A		N/A		
Computers					
TOTALS	\$415,028.98	and the property	\$35,090.00	\$45	0,118.98
Man 04			oot Davalanmant	Cast Estimating Da	

Mar-04

Project Development Cost Estimating Requirements



## ESTIMATED TENANT RELOCATION COSTS Department of Homeland Security - Federal Protective Services

	3/15/2005				
Cost Description	First Ac	ctivity	Second	Payee	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs		MBC 965/857/025/82/1016/42/5	\$500.00	10 00 Except 60 60 120 12	550 HONOS
2. Swing Space Alteration Costs	NA	Part Service Proposition (Service)	N/A	Sincerige versely lights	Light (State)
3. Moving Costs (Both Ways)	\$3,500.00	Service of the State of the Sta	\$3,500.00		
4. Telecommunications		E (5) (2) (6) (5) (6) (5)	20,000,000,000,000	Biografia de la centra della centra de la centra de la centra de la centra della ce	vis võivist.
Advisory Services	\$500.00		\$500.00		
Relocation of Existing	\$500,00		\$500.00		
New System Instruments	N/A		N/A		i -
New Wiring / Cabling	N/A				
Switch and Network Installation	\$1,000.00		\$1,000.00		
Start-up, System Turnover	\$1,000.00		\$1,000.00		
5. Special Equipment			4 (45) (45) (46)	- 21.60.1078.60.0	金属物
Moving of Computer System	\$500.00		\$500.00		
Computer System Installation	\$500.00		\$500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	\$3,000.00		\$3,000.00		
Special Equipment Installation	\$5,000.00		\$5,000.00		
6. Leased Space Costs:					
Permanent Space Cost Diff. (Relocation for expansion needs)					
Swing Space (Temporary housing during 3 year construction)	\$ 139,850.77				
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		Special Company	3-80 S-850 F0 NO S-80	
7. Vacant Space Carrying Costs	N/A	66-11-68-12-68-12-68	N/A		05 KB 5784
8. Operating Cost Increases:	2,615 45-51 56 50 48	0 S S S 6 6 8 6	18 6 6 6 6		6500000000
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:					
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					(16) 16(15)
Telecommunications	N/A		N/A		
Computers				1	
TOTALS	\$155,350.77	0 10 10 10 10 10 10 10 10 10 10 10 10 10	\$16,000.00	\$17	1,350.77

Mar-04



## ESTIMATED TENANT RELOCATION COSTS U.S. Attorney's Office

	3/15/2005				
Cost Description	First Ac	tivity	Second	Activity	Payee
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs	tija sajit siti ja žalantija idžinis	Bor in the second	\$500.00		9861431699
2. Swing Space Alteration Costs	N/A		N/A	4 9 3 5 5	
3. Moving Costs (Both Ways)	\$1,500.00		\$1,500.00		Section (Security)
4. Telecommunications			. 3. 6. 6. 3. 3. A.		
Advisory Services	\$500.00		\$500.00		
Relocation of Existing	\$500.00		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A				
Switch and Network Installation	\$500.00		\$500.00		
Start-up, System Turnover	\$500.00	1000	\$500.00		
5. Special Equipment	Accommission of the control of the	(2. 55) (3. 50 Sa 5: 48	form constitute on		
Moving of Computer System	\$500.00		\$500.00		
Computer System Installation	\$500.00		\$500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:					25 N. 10 1921
Permanent Space Cost Diff. (Relocation for expansion needs)					
Swing Space (Temporary housing during 3 year construction)	\$ 93,205.37				
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		align of floor size of	44.86.000nG/266vC245E	
7. Vacant Space Carrying Costs	N/A		N/A		
8. Operating Cost Increases:	8266666	4.403.303.303	1.476 BE 34670 (2)	House 55 (56 HO) (1928)	40 F91 F91
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:	(847.035485-1607.654.65464)	on the problem of	(0.4.59) = (0.5.50 + 5.5.50		
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					
Telecommunications	N/A		N/A		
Computers	N/A				
TOTALS	\$97,705.37		\$5,000.00	\$10	2,705.37

Mar-04



### ESTIMATED TENANT RELOCATION COSTS U.S. Courts - Probation

	3/15/2005				
Cost Description	First Ac	tivity	Second	Activity	Payee
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs		fire is encore	\$4,500.00	0.505 505 505	100/1000/1004
2. Swing Space Alteration Costs	N/A		N/A		
3. Moving Costs (Both Ways)	\$0.00	Person Street Avenue (17	\$23,500.00		Sevenie
4. Telecommunications	68/5060.\$708/66.80	ALENS WAS SES			(\$00,400,54)
Advisory Services	\$0.00		\$2,500.00		7007703700000
Relocation of Existing	\$0.00		\$2,500.00	·	
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		\$5,000.00		
Switch and Network Installation	\$0.00		\$2,000.00		
Start-up, System Turnover	\$0.00		\$2,000.00		
5. Special Equipment			5 76 85 95 75 75 75		
Moving of Computer System	\$0.00		\$1,500.00		
Computer System Installation	\$0.00		\$3,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	\$0.00		\$500.00		
Special Equipment Installation	\$0.00		\$1,000.00		
6. Leased Space Costs:	Devise Course of the Sec		14 (5) (6) (6)		692449 × 33
Permanent Space Cost Diff. (Relocation for expansion needs)					
Swing Space (Temporary housing during construction)	N/A		N/A		
Potential TI Variance for Temporary Space	N/A		N/A		l
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		KARAGARAKA	60 G 150 G 150 G 150 G	
7. Vacant Space Carrying Costs	N/A	at Albu Satistica a	N/A	BBG SHEE	656 OF 167
8. Operating Cost Increases:		19-72-100-91-00-00-00-00-00-00-00-00-00-00-00-00-00	0.1057(32.357(6)) (3		resident
Utilities	N/A				
Operation and Maintenance	N/A				
9. Tenant Operating Costs:					
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:			FREE STORY		1022/12/14/20
Telecommunications	N/A		N/A		
Computers	N/A				
TOTALS	\$0.00		\$48,500.00	S4	8,500.00

Mar-04



### ESTIMATED TENANT RELOCATION COSTS GSA PBS

	3/15/2005				
Cost Description	First A	ctivity	Second	Payee	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs	81 ST ST ST ST ST ST		\$1,000.00	8 & S. (0.50 - 50 ).	14 A
2. Swing Space Alteration Costs	N/A		N/A	52 42 63 85 F 18 h	
3. Moving Costs (Both Ways)	\$4,530.00	7 (5.74) (2.74) (3.74)	\$4,530.00	William Control of the Control of th	182 Seine
4. Telecommunications					
Advisory Services	\$500.00		\$500.00	25, 15, 57, 10, 10, 10, 10, 11, 11, 11, 11, 11, 11	
Relocation of Existing	\$500.00		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		N/A		
Switch and Network Installation	\$500.00		\$500.00		
Start-up, System Turnover	\$500.00		\$500.00		
5. Special Equipment	. A. C. C. Market e.				TERLINGE SER
Moving of Computer System	N/A		N/A		
Computer System Installation	\$500.00		\$500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:					6.00
Permanent Space Cost Diff. (Relocation for expansion needs)	1				
Swing Space (Temporary housing during 3 year construction)	\$ 53,189.00		N/A		
Potential TI Variance for Temporary Space	\$ 33,191.25		N/A		_
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		William Godd on the	Ethiografia di Professione	
7. Vacant Space Carrying Costs					
8. Operating Cost Increases:	(a. 17. E. 12.17. (b.)		10/30/30/34 76/39	8160 83168 84164 8	450 EV 180
Utilities					
Operation and Maintenance					
9. Tenant Operating Costs:	97.40 (B)			Specificação de la compansión de	
Shuttle / Mail Services	N/A		N/A		T
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:			reformer tell constellation		raskasias
Telecommunications	N/A		N/A		
Computers	N/A		N/A		,
TOTALS	\$93,410.25		\$8,030.00	\$10	1,440.25

Mar-04



#### ESTIMATED TENANT RELOCATION COSTS Joint - Health Unit

	3/15/2005				
Cost Description	First Activity		Second Act	Payee	
4.88 (1) (2) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	Estimated	Calendar Year	Estimated	Calendar Year	Code
	Cost	Incurred	Cost	Incurred	145 KG KG 152.654
1. Space Planning Costs		F6-61-04/55/94/4	\$1,500.00	NEWS CARREST	7015 (8015) 227 (807
2. Swing Space Alteration Costs	N/A	Carrier on Street of	A N/A	457 (310.15) (150.15) (30.1	0323323333333
3. Moving Costs (Both Ways)	\$3,500.00	MANER AT SERVE	\$3,500.00	NATIONAL AND PROPERTY OF THE PARTY OF THE PA	384230038485900A3189
4. Telecommunications	3 7 2 6 6 6 6	nastastaina da e	\$145 KE (\$100 C)	locatica (Garage) (25,000)	A Grin George George
Advisory Services	\$500.00		\$500,00		
Relocation of Existing	\$500.00		\$500.00		1
New System Instruments	N/A		N/A		
New Wiring / Cabling	· N/A		N/A		
Switch and Network Installation	\$500.00		\$500.00		
Start-up, System Turnover	\$500.00		\$500.00		
5. Special Equipment		Vědicica Svetoje	53/45/10/4/65/45/45/45	THE STATE OF	00800500506660600
Moving of Computer System	N/A		N/A		
Computer System Installation	\$500.00		\$500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:					19-50 SC 541 96742-0
Permanent Space Cost Diff. (Relocation for expansion needs)			\ <u></u>		A THE RESIDENCE OF THE PROPERTY OF THE
Swing Space (Temporary housing during construction)	\$ 72,581.15		N/A		
Potential TI Variance for Temporary Space	\$ 39,691.71		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		ALLA COSCIONAS	50 (6) 41 (6) 40(.6)	
7. Vacant Space Carrying Costs					
8. Operating Cost Increases:					
Utilities			Temporary and the property of the party of t	Security company was a service of the Pharmach	1 800 K   WARE OF THE STORY   180 CO. 180
Operation and Maintenance					
9. Tenant Operating Costs:					
Shuttle / Mail Services	N/A		N/A	The second made in the proposition of the Second Sec	COLUMNO COLO ENCONOCIMO DE LA COLO DE COLO
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					
Telecommunications	N/A		N/A	The second section of the property of the Anna Control of the Anna	eren er en en er en
Computers	N/A		N/A		
TOTALS	\$118,272,86	5/45/15/15/59/59/59/15/1455	\$7,500,00	-Sea-greener acceptances	\$125,772.8

Маг-04



#### ESTIMATED TENANT RELOCATION COSTS Interior Department - Office IG

	3/15/2005				
Cost Description	First Activity		Second a	Second Activity	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Payee Code
1. Space Planning Costs	N/A		\$1,500.00		South section does
2. Swing Space Alteration Costs	N/A		N/A		20040112021202
3. Moving Costs (Both Ways)	N/A		\$6,560.00		25 15 2 1 1 2 1 1 2 1 2 1 2 1 2 1 2 1 2
4. Telecommunications					
Advisory Services	N/A		\$500.00		* * * * * * * * * * * * * * * * * * *
Relocation of Existing	N/A		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		N/A	<u> </u>	
Switch and Network Installation	N/A		\$500.00		
Start-up, System Turnover	N/A		\$500.00		
5. Special Equipment		Sessessi eterriorgias.	274 / 34 / 44 / 45 / 54 / 54 / 54 / 54 / 5		ESSELECTION OF PERMIT
Moving of Computer System	N/A		N/A		
Computer System Installation	N/A		\$500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:			765 <u>(2.1274</u> )		(5) 35 782 54 54 54 54 54 54 54 54 54 54 54 54 54
Permanent Space Cost Diff. (Relocation for expansion needs)	N/A				
Swing Space (Temporary housing during construction)	N/A		N/A		
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		ALENDON SE		
7, Vacant Space Carrying Costs	N/A				
8. Operating Cost Increases:		**************************************	selvastas carasta		retrium arganistatisk
Utilities	N/A				
Operation and Maintenance	N/A				
9. Tenant Operating Costs:	Sirver and the later and the second	force and the least of the		\$5,678.083.03/s/65/00/2009	
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:					
Telecommunications	N/A		N/A	T T	
Computers	N/A		N/A	1	
TOTAL	s \$0.00	1.5000 16.000 59.0	\$10,560.00		\$10,560.0

Mar-04



#### ESTIMATED TENANT RELOCATION COSTS USA COE

Cost Description	First A	ctivity	Second	Payee	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
Space Planning Costs	N/A	21040 reio (100 pipo pay)	\$500.00	Signification of the second second	0.0450 0.40 03.4 05.7
2. Swing Space Alteration Costs	NA		N/A	5 Bertis (68 Bertis)	Control of the control
3. Moving Costs (Both Ways)	N/A	1 20 457 458 000 000 000 00	\$1,150.00		
4. Telecommunications					
Advisory Services	N/A	13 TACHER RESEARCH VIOLENCE AND BOOK OF	\$500.00	an area a registration and area from	remocked sure-codesc
Relocation of Existing	N/A		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		N/A		
Switch and Network Installation	N/A		\$500.00		
Start-up, System Turnover	N/A		\$500.00		
5. Special Equipment			16 - 12 - 12 - 15 - 16 - 16 - 17	6 S2.06500000000000000000000000000000000000	FAY 761454551450692
Moving of Computer System	N/A		\$500.00		annes my manus error ay recor
Computer System Installation	N/A		\$1,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:					
Permanent Space Cost Diff. (Relocation for expansion needs)	N/A				
Swing Space (Temporary housing during construction)	N/A		N/A	-	
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A			4 (\$10.50 (\$17.00 x 16.00))	
7. Vacant Space Carrying Costs	N/A		4019 (6:52:60)	1 10 08 00 10 00 00 00	geridiyi codelikin isti
B. Operating Cost Increases:	9 19 19 15 12 19 15	5/45/20/45/54/55/5			\$450 (50) (55) (5)
Utilities	N/A	1			
Operation and Maintenance	N/A				
3. Tenant Operating Costs:			enggrasia inggraga Sareng		m202202020202020
Shuttle / Mail Services	N/A	l	N/A		
Other Split Agency Costs	N/A		N/A		
10, Special Equipment Lease:					
Telecommunications	N/A	1	N/A		
Computers	N/A		N/A		

Mar-04



#### ESTIMATED TENANT RELOCATION COSTS DOT - Fed. RR Adm

	3/15/2005				
Cost Description	First A	First Activity Second		Second Activity	
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs	N/A	4 4 6 3 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	\$1,000,00	60.156.257.050.116.207	* C26/989 A 2 5 G 6 G 6 G 6 G
2. Swing Space Alteration Costs	N/A		N/A	pije is store of major i visio record	77.00000000000000000000000000000000000
3. Moving Costs (Both Ways)	N/A	190000000000000000000000000000000000000	\$5,400.00	nghandonski seo teré na ce	2010-1-12:00 Business Notes
4. Telecommunications	n gentleetsterregerederice		7043 (504/628) (534-0498)		
Advisory Services	N/A		\$500.00		
Relocation of Existing	N/A		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		N/A		
Switch and Network Installation	N/A		\$500.00		
Start-up, System Turnover	N/A		\$500.00		
5. Special Equipment					deligion in spiritario neces
Moving of Computer System	N/A	s and a state of the state of t	\$500,00	25077 (5310) (501) (501)	98 408 (A SEMICE TELL 1995)
Computer System Installation	N/A		\$1,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6, Leased Space Costs:					680689499444468944888448
Permanent Space Cost Diff. (Relocation for expansion needs)	N/A	ches for service description with the section of th	Paracontratas estados de 1999	CE 7499 / ASH 1556 JUNE 1511	
Swing Space (Temporary housing during construction)	N/A		N/A		
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A			98.449.0.6659.6559.64-16.0.665	
7. Vacant Space Carrying Costs	N/A	1000 00 75 22 35 3	1960 (60 (80 (80 (80 48)		ANGERS STREET STREET
8. Operating Cost Increases:	i Grei are santa		Table 35, 459, 151, 191, 191		
Utilities	N/A	- 18.0,020.0y.000.000.000.000.000.000.000.000	00000000000000000000000000000000000000		
Operation and Maintenance	N/A				
9, Tenant Operating Costs:		55 (156) 55 (159) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50 (166) 50		CH90/000-A00424-000-00-00-00-00-00-00-00-00-00-00-00-0	
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:	GUBARG SERIM HER HE	22/2012/04/2014/2014/2014	0.508.458.856.0597.55.686	(6-26-3-25-1-97) (240-6-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	iza tajna gilosi isani ori
Telecommunications	N/A		N/A		
Computers	N/A		N/A		
TOTAL	S. \$0.00	97598899988985859	\$10,400.00	Sales and Sales	\$10,400,00

Маг-04



#### ESTIMATED TENANT RELOCATION COSTS Interior Office - Hearings & Appeals

	3/15/2005		<u> </u>	***************************************	
Cost Description	First Ac	rtivity	Second A	Payee	
And the control of th	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs	. Se eN/A e e		\$2,500.00	3743155569943555	2005 ISB 55 55 5E
2. Swing Space Alteration Costs	N/A		N/A	#6 (#82 (96) (910 (#6) (930)	00000 000 000 000 000 000 000 000 000
3. Moving Costs (Both Ways)	N/A		\$13,120.00	siero de la la	gs (2004) ###050###050#
4. Telecommunications				s Andread State Commencer and Commencer	200/03/2006/2005
Advisory Services	N/A		\$500.00	Tall a second refer the advantage of the contract of	STATES OF SERVICE STREET
Relocation of Existing	N/A		\$500.00		
New System Instruments	N/A		N/A		
New Wiring / Cabling	N/A		N/A		
Switch and Network Installation	N/A		\$500.00		
Start-up, System Turnover	N/A		\$500.00		
5. Special Equipment					
Moving of Computer System	N/A		\$500.00	Spirit in the second field in the second confield of the	and refer decisions in the second area of
Computer System Installation	N/A		\$1,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:		l			
Permanent Space Cost Diff. (Relocation for expansion needs)	N/A				25.1921 17.52.30.30.2770 150/1700 550
Swing Space (Temporary housing during construction)	N/A		N/A		
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		PARTIES AND DELIGIOSES EST.	Parakida (parakida)	
7. Vacant Space Carrying Costs	N/A	5 (6) (5) (6) (4) (6)			ic 50,000,000,000
8. Operating Cost Increases:	6 69 65 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		SAME PERSONS CO.	de de la como	ibišcuti ekti su
Utilities	N/A				
Operation and Maintenance	N/A				
9. Tenant Operating Costs:	v (es con Karria es Social V			ignerige it in in	
Shuttle / Mail Services	N/A		N/A		en er er er egter billigten byggning området skillig gilliger.
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:	2780081-482050082-yatik				(5) 38 (5) (5) (5)
Telecommunications	N/A		N/A	1 (magazine et	
Computers	N/A		N/A		
TOTALS	\$0.00		\$19,620.00		\$19,620,00

Mar-04



#### ESTIMATED TENANT RELOCATION COSTS DHS - TSA

	3/15/2005				
Cost Description	First Ac	First Activity Second Activity		ctivity	Payee
	Estimated Cost	Calendar Year Incurred	Estimated Cost	Calendar Year Incurred	Code
1. Space Planning Costs	N/A	803 95 189 WAS SEE TO	\$2,000,00	NUMBER STREET	Contraction described
2. Swing Space Alteration Costs	N/A	57,000,4670,000,000,000,000	isolostetetetetetetete	Association and account	2-0000601002010040000
3. Moving Costs (Both Ways)	NA	537200 Alcoholog 19660 (A650)	\$10,570,00	Scrience in the second	
4. Telecommunications	Environment Light Committee		Ψ10,0.0,08		
Advisory Services	N/A		\$500.00		
Relocation of Existing	N/A		\$500.00		
New System Instruments	N/A		N/A		<u> </u>
New Wiring / Cabling	N/A		N/A		
Switch and Network Installation	N/A		\$500.00		
Start-up, System Turnover	N/A		\$500.00		
5. Special Equipment					. 30:00:00:00:00:00:00:00:00:00:00:00:00:0
Moving of Computer System	N/A		\$500.00	contraction countries to september (sec	
Computer System Installation	N/A		\$1,500.00		
Immobile Equipment Replacement	N/A		N/A		
Moving of Special Equipment	N/A		N/A		
Special Equipment Installation	N/A		N/A		
6. Leased Space Costs:				466 July 2017 Co. 1 (1917 1918)	
Permanent Space Cost Diff. (Relocation for expansion needs)	N/A			witness to the refinite of the section	
Swing Space (Temporary housing during construction)	N/A		N/A		
Potential TI Variance for Temporary Space	N/A		N/A		
Holdover Costs (Maintaining lease beyond term)	N/A		N/A		
Lump Sum Cash Buy-Outs (Early close of lease)	N/A		8.5. Strapped (5.6.65)	ES CONTRACTOR	
7. Vacant Space Carrying Costs	N/A	vine de la les de la	(51.00) (51.00)		56550000006666
8. Operating Cost Increases:	9703-001-00-06-53-1		785.781.00: 307.007.101	SEMPLE AND SERVICE	(1150000) (45000)
Utilities	N/A				The state of the s
Operation and Maintenance	N/A				
9. Tenant Operating Costs:				German dan German dan	
Shuttle / Mail Services	N/A		N/A		
Other Split Agency Costs	N/A		N/A		
10. Special Equipment Lease:	6.00.00.00.00	GUSTAN HVIVE GERM	Seconduction of the contract		
Telecommunications	N/A		N/A	and the second s	e garage and a contract and a second contrac
Computers	N/A		N/A		
TOTALS	\$0.00		\$16,570.00	070m g. 150mmer	\$16,570.00

Mar-04

	SHELL COST SUMMARY		Area (GSF) =	175,152
	PROJECT TITLE	James F. Ra	attin Federal Building /	
-	LOCATION: CITY, STATE	Billings, Mo		- Courtilouse
	EGGATION. CITT, STATE	Dinings, mo	ilitalia	
	UNIFORMAT SYSTEM ELEMENTS	3	SHELL ECC	SHELL COST/GSF
A11	Foundations		\$0	\$0.00
A12	Basement Construction		\$3,256	\$0.02
A21	Superstructure		\$1,285,953	\$7.34
B11	Exterior Walls		\$1,276,500	\$7.29
B12	Exterior Glazing & Doors		\$269,438	\$1.54
B13	Roofing		\$75,323	\$0.43
C11	Partitions, Doors & Specialties		\$1,470,875	\$8.40
C12	Access/Platform Floors		\$0	\$0.00
C13	Interior Finishes		\$1,101,562	\$6.29
D11	Conveyance Systems		\$4,830	\$0.03
D21	Plumbing		\$992,543	\$5.67
D22	HVAC		\$5,344,939	\$30.52
D31	Fire Protection/Alarm		\$1,457,369	\$8.32
D41	Electrical Service, Distribution & Emerg. P	ower	\$820,294	\$4.68
D42	Lighting and Branch Wiring		\$1,260,173	\$7.19
D43	Communications, Security & Other Electric	cal Systems	\$108,814	\$0.62
E11	Equipment & Furnishings		\$76,657	\$0.44
F11	Special Construction		\$126,562	\$0.72
F12	BUILDING DEMOLITION AND ABATEME	NT	\$8,469,860	\$48.36
G11	Sitework - Building Related		\$10,118	\$0.06
G12	Other Sitework - Project Related		\$0	\$0.00
	Shell Sub Total		\$24,155,067	\$137.91

				***************************************		
A11	Foundations					
	Design Criteria	Soi Capacity (KSF)	-	Total No. Floors	Seismic Risk	
<u> </u>		3300	20X20	4	1	
	General Description:					
		`			<del></del>	***************************************
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code		-	Measurement		(W/O Markup)	(ECCA)
C1	(SP) Underpinning of Foundation	1	LS	\$7,644.00		\$10,486
	(SP) Concrete (Footings, Foundations			1		
C1	for Elevator)	1	LS	\$7,640.00	\$7,640	\$10,481
				<u> </u>		
				)		*****
			Ì			
						****
		· · · · ·				
						1-000
		1				
$\vdash$		1				
_				<del>                                     </del>		TW
<del></del>	<del></del>			<del> </del>		
<del></del>	<u></u>	1	Total	Δ11	\$15,284	\$20,967
		-	1014	711	Ψ10,204	\$20,907
	Dana					
A12	Basement Construction					•
	Design Criteria	Water Level	Floors Below Grade			
	0	20	2	<u> </u>		
	General Description:					
İ						
<u> </u>						
W!	Item Description	Quantity	Unit ·	Unit Cost	Totals	Totals .
Code	10		Measurement		(W/O Markup)	(ECCA)
18	Concrete Pad	1	LS	\$1,000.00	\$1,000	\$1,372
1	Replace Concrete Entry Walk	1	LS .	\$1,208.00	\$1,20B	\$1,657
						***************************************
		•	Total	A12	\$2,208	\$3,029
A21	Superstructure					* ***
	Design Criteria	Hint Colons Wide Boy St	Floor Load Rating	Floor Height	Atrium SF	·
		, , , , , , , , , , , , , , , , , , , ,	, iour pour ( ,aming	1 .com margin	7 MIGHT OF	
	General Description:					
	•			*****		
					•	
İ	•					
WI	Item Description	Oversity	1.1-11	11-7-0	~ 1	
Code	· · · · · · · · · · · · · · · · · · ·	Quantity	Unit	Unit Cost	Totals	Totals
	Replace Stair Handrails (wall Mounted)	1,350	Measurement LF	\$15.00	(W/O Markup)	(ECCA)
	tube)	1,200			\$20,250	\$27,780
27 4	Add Spray Fire Proofing - Beams			\$55.00		\$90,542
_		110,000		\$1,95	\$214,500	\$294,262
4	Add Spray Fire Proofing - Fir & Fr Deck	240,000		\$1.45	\$348,000	\$477,404
4	Add Spray Fire Proofing - Columns	11,060	-	\$1.45	\$16,037	\$22,000
<u>C1</u>	Struct Steel under Masonry Walls	1		\$17,100.00		\$23,459
A1	Add Structure to support Library	1		\$10,000.00		\$13,718
	Add Structure to support Library	1		\$10,000.00		\$13,718
C1	(SP) Masonry (Elevator Shaft)	1 1	LS	\$40,440.00	\$40,440	\$55,478
١.,	Modily Connectios for Shade Structures		<u> </u>			
	(North & South Entry)	2		\$2,000.00	*	-
	Perimeter Column Connections	1	LS	\$169,200.00	\$169,200	\$232,117
	Corner Column Retrolit	1		\$32,000.00		\$43,899
25	Patch and Repair Bldg at canopies	2	EA.	\$1,000.00	\$2,000	\$2,744
<u> </u>		ļ		ļ		
<u> </u>				ļ		
<u> </u>		1				
ļ		<u> </u>		L	<u> </u>	
l			Total	A21	\$949 527	\$1,302,608

B11	Exterior Walls					
	Design Criteria	Wall Area sf	'U' Factor Wall	Vepor Barrer (Yes/No)	Aspect Ratio	
	G		1	İ	]	
ļ	General Description:					
Wŧ	Item Description	Quantity	Unil	Unit Cost	Totals	Totals
Code	(AP) Interior Doors (Wd, Mti Frm &		Measurement		(W/O Markup)	(ECCA)
C1	Hdwr)	1	LS	\$22,000.00	\$22,000	COD 101
C1	(AP) Interior CMU wall at Detention	26,500		\$4.08		\$30,181 \$148,324
9	New Window Sealant	15,500		\$1.41	\$21,855	\$29.982
9	Clean Exterior Concrete Panels	37,300	SF	\$1.22	\$45,506	\$62,427
	Additional Mobilization for Window					
23	Project (use lift and ped. Protection from Clean & Seal)	1 1	LS	\$4,500.00	\$4,500	EE 170
23	New Window Units	632	EA	\$545.00		\$6,173 \$472,520
1	Exterior Thermal protection	1	LS	\$4,820.00	\$4,820	\$6,612
1	Ext. Special soffit assemblies -plaster	180	SF	\$5.41	\$974	\$1,336
4	Exterior Wall - Add Batt Insul.	60,000	SF	\$0.90	\$54,000	\$74,080
4	Exterior Wall - Add Vapor Barrier	60,000	SF	\$0.18		\$14,816
4	Exterior Wall - Add Window Frmg	60,000	SF CF	\$2.34		\$192,608
4	Exterior Wall - Gypbd and Paint Window Coverings - Horizontal Blinds	60,000 9,950	SF SF	\$3.25	\$195,000	\$267,511
	William Coverings - Horizontal Billias	9,950	SF.	\$4.35	\$43,283	\$59,377
	······································		Total	B11	\$995,697	\$1,365,947
					<u> </u>	
B12	Exterior Glazing & Doors					
	Design Criteria	% Fenestration	"U" Factor Glass	Type Doors	l	
	General Description:			<u> </u>	<u> </u>	
Į						
WI	Item Description	Quantity	Unil	Unit Cost	Totals	Totals
Code	` `		Measurement		(W/O Markup)	(ECCA)
1	Alum, Entrance assemblies Exterior Windows	1	LS	\$26,479.00	\$26,479	\$36,325
<u> </u>	Glazing	1	LS LS	\$4,679.00 \$19,654.00	\$4,679 \$19,654	\$6,419 \$26,962
11	Replace Glass at NW 1st Floor Patio	500	SF	\$20.00	\$10,000	\$13,718
S1	Fence w/ Glass backing for Security and NW Patio	25	LF	6750.00		
S1	New Glass Entrance Door to Patio	1	LS	\$750.00 \$1,700.00	\$18,750 \$1,700	\$25,722 \$2,332
24	Add Film to Windows	9,950	SF	\$10.50	\$104,475	\$143,324
24	Add Special perimeter Sealant	11,610	LF	\$1.50	\$17,415	\$23,891
			Total	B12	\$203,152	\$278,694
B13	Roofing					
	Design Criteria	"U" Factor	Skylight SF	"U" Factor Skylight		
	General Description:					
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Tate!-
Code		adainty	Measurement	Orat Cost	(W/O Markup)	Totals (ECCA)
12	Mobilization and Warranty	1	LS	\$16,730.00	\$16,730	\$22,951
12	Replace wet Insulation (5% of existing	3,400	SF	\$5.10	\$17,340	\$23,788
12	Patch & Repair Roof	34,011	SF	\$0.50	\$17,006	\$23,329
			Total	B13	\$51,076	\$70,068
	Mar-04		***************************************		evelopment Cos	t Estimating Regu

	Partitions, Doors & Specialties  Design Criteria	Partition Density	Open Office SF	Closed Office SF	Conference Area	
	General Description:					
			7.50.50.50.50.50.50.50.50.50.50.50.50.50.			
WI Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
18	Detention	1	EA	\$6,400.00	\$6,400	\$8,78
18	(TUSMS) Built-in Cabitets (Base Only)	2	EA	\$1,100.00	\$2,200	\$3,0
15	GB)	15	EA	\$3,600.00	\$54,000	\$74,0
	Interior Doors (Wd Pin., Mtl Frm and	VIII				
15	Hdwr)	15	EA	\$976.00	\$14,640	\$20,08
13	G8)	10	EA	\$4,500.00	\$45,000	\$61,7
13	Plywood for Panels	10	EA	\$360.00	\$3,600	\$4,9
13	Hdwr)	10	EA	\$976.00	\$9,760	\$13,3
3	Interior Walls (Framed w/ GB)	10	LS	\$14,820.00	\$148,200	\$203,31
3	Ceiling (Framed w/ GB) Hdwr)	10	LS	\$2,650.00	\$26,500	\$36,3
3	Toilet Compartments (Reg, ADA, Unnal	10	LS	\$2,835.00	\$28,350	\$38,8
3	Screens)	10	LS	\$6,900,00	\$69,000	\$94,6
3	Restroom Accessories	10	LS	\$4,300.00	\$43,000	\$58,99
27	DRS)	8	EA	\$4,915.00	\$39,320	\$53.94
27	ADA Openera at N & S Exits	2	EA	\$5,000.00	\$10,000	\$13,7
27	ADA Signage (Add Signs Ea. Floor)	6	EA	\$1,000.00	\$6,000	\$8,23
	General Building Signage (1 Dir, 20					
4	Room signs/floor)	6	EA	\$4,200.00	\$25,200	\$34,57
<u>T1</u>	Interior Walls & Ceiling (Framed w/ Interior Doors (Wd Pln., Mtl Frm and	. 1	LS	\$5,550.00	\$5,550	\$7,6
T1	Hdwr)	2	LS	\$976.00	\$1,952	\$2,67
T1	Restroom Accessories	4	LS	\$550.00	\$2,200	\$3,0
U1	Bis. Ctr Door Assembly	1	LS	\$1,478.00	\$1,478	\$2,02
U1	Bis. Ctr Wall Assembly	1	LS	\$1,221.00	\$1,221	\$1,67
1	Wall Structural supports	1	LS	\$1,152.00	\$1,152	\$1,58
1	Misc. Carpentry	200	LF	\$2.46	\$492	\$67
1	Interior Door assemblies	1	LS	\$4,679.00	\$4,679	\$6,41
1	Inter. Wall assemblies	1	LS	\$26,096.00	\$26,096	\$35,80
1	Inter. Special soffit assemblies	1	LS	\$16,092.00	\$16,092	\$22,07
1	USG Shaftwall liner (2hr) 1* (fire rated)	40	SF	\$7.18	\$287	\$39
1	Specialties -Bulletin Boards & Signs	1	LS	\$1,175.15	\$1,175	S1,61
V1	GB) Interior Doors (Wd Pin., Mtl Frm and	1	LS	\$12,840.00	\$12,840	\$17,6
V1	Hdwr)	1	LS	\$9,760.00	\$9,760	\$13,38
S1	Café - Interior Doors	8	EA	\$800.00	\$6,400	\$13,30
S1	Café - Walis	300	LF	\$87.00	\$26,100	\$35,80
S1	Calé • G.B. Ceiling	700	SF	\$7.00	\$4,900	\$6,72
	Caté - Specialties (Comer Guards,		-			
<u>S1</u>	bumpers and signs)	1	LS	\$2,500.00	\$2,500	\$3,43
2	Interior Doors (Wd, Mtl Frm & Hdwr)	12	EA	\$976.00	\$11,712	\$16,06
2	Interior Corrdr. Walls (Framed w/ GB)	6,500	l,F	\$57.65	\$374,725	\$514,06
4	Interior CMU wall at Mech Rooms	200	LF	\$149.00	\$29,800	\$40,88
٨٦	(SDJCS) STC 65 Interior Walls (Framed w/ GB)	050				
	(SDJCS) Interior Doors (Wd Pin., Mil	250	LF	\$215.50	\$53,875	\$73,90
A1	Frm and Hdwr)	10	EA	\$1,500.00	\$15,000	\$20,57
A1	(SDJCS) Interior Walls (Framed w/ GB)	600	LF	\$86.16	\$51,696	\$70,9
	(SDJCS) Interior Doors (Wd Pin., Mill				001,000	0.010
A1	Frm and Hdwr)	20	EA	\$1,500.00	\$30,000	\$41,18
A1	(SDJJF) Interior Walls (Framed w/ GB)	350	LF	\$86.16	\$30,156	\$41,3
A1	(SDJJF) Interior Doors (Wd Pin., Mil Firm and Hdwr)	10	57.6	51 500 00	645 886	200 5
۸,	(DJCS) STC 65 Interior Walls (Framed	10	EA	\$1,500.00	\$15,000	\$20,5
A1	w/ GB)	400	LF	6215 50	505 200	C440.0
Α.	(DJCS) Interior Doors (Wd Pin., Mti	400	L,F	\$215.50	\$86,200	\$118,2
A1	Frm and Hdwr)	10	EΑ	\$1,500.00	\$15,000	\$20,5
A1	(DJCS) Interior Walls (Framed w/ GB)	1,200	LF	\$86.16	\$103,392	\$141,8
	(DJCS) Interior Doors (Wd Pin., Mtl					
A1	Frm and Hdwr)	20	EA	\$1,500.00	\$30,000	\$41,1
A1	(DJJF) Interior Walls (Framed w/ GB)	350	LF	\$86.16	\$30,156	\$41,3
۸4	(DJJF) Interior Doors (Wa Pin., Mtl Frm					
A1	and Hdwr) (MJCS) STC 65 Interior Walls (Framed	10	EA	\$1,500.00	\$15,000	\$20,5
A1	w/ GB)	200	LF	\$21E EA	843 400	cen 11
, , , ,	(MJCS) Interior Doors (Wd Pin., Mtl	200	LF	\$215.50	\$43,100	\$59,1
A1	Frm and Hdwr)	10	EA	\$1,500.00	\$15,000	\$20,57
	(MJCS) Interior Walls (Framed w/ GB)	525	LF	\$86.16	\$45,234	\$62,05
A1						
	(MJCS) Interior Doors (Wd Pin., Mtl					
A1 A1		15 270	ĘΑ	\$1,500.00 \$86,16	\$22,500	\$30,86 \$31,9

A1 (GJF) Interior Walts (Framed w/ GB) 300 LF \$66,16 \$25,649 \$3  (GJF) Interior Walts (Framed w/ GB) 300 LF \$66,16 \$25,649 \$3  A1 (DCO) Interior Walts (Framed w/ GB) 1,100 LF \$66,16 \$94,776 \$13  (DCO) Interior Walts (Framed w/ GB) 1,100 LF \$66,16 \$94,776 \$13  (DCO) Interior Walts (Framed w/ GB) 1,100 LF \$66,16 \$94,776 \$13  A1 (DCO) Interior Walts (Framed w/ GB) \$1,100 LF \$66,16 \$94,776 \$13  A1 (DUS) Interior Doors (Wd Pin., Mil Frm A1 and Hdwr) 25 EA \$1,100,00 \$27,500 \$3  A1 (DUS) Interior Walts (Framed w/ GB) 600 LF \$66,16 \$56,928 \$99  (JULS) Interior Walts (Framed w/ GB) 600 LF \$66,16 \$56,928 \$99  (JULS) Interior Walts (Framed w/ GB) 1 LS \$145,722,00 \$145,722 \$19  (GF) Interior Walts (Framed w/ GB) 1 LS \$145,722,00 \$145,722 \$19  (GF) Interior Walts (Framed w/ GB) 1 LS \$127,955,00 \$127,955 \$17  (GF) Interior Doors (Wd, Steel, Access, CT G) 51,000 \$127,955 \$17  (GF) Interior Walts (Framed w/ GB) 1 LS \$137,224,00 \$137,224 \$18  (GF) Grerarior Tile (Walts & Floores) 1 LS \$64,90,00 \$64,90 \$10  (GF) Grerarior Tile (Walts & Floores) 1 LS \$66,901,00 \$68,801 \$90  (CT (GF) Grerarior Tile (Walts & Floores) 1 LS \$66,901,00 \$68,801 \$90  (CT (GF) Grerarior Tile (Walts & Floores) 1 LS \$66,901,00 \$68,801 \$90  (CT (GF) Finerior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Walts (Framed w/ GB) 1,850 LF \$66,16 \$159,395 \$21  (AF) Interior Doors (Wd, MI Frm & Hdwr) 5 EA \$8,800,00 \$17,000 \$22  (CT (AF) Add sound Blankets to walts 8,400 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$2,940 SF \$35,35 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35,345 \$35		(MJJF) Interior Doors (Wd Pin., Mil				,	
A1 (GLF) Interior Walts (Framed w/ GB)	A1		10	EΔ	\$1.500.00	515,000	בטע בטנ
(GJF) Intenor Doors (Wd Pin., Mil Frm A1 and Hdwr) A1 (DCO) Intenor Walls (Framed w' GB) (LOCO) Intenor Walls (Framed w' GB) (LOCO) Intenor Walls (Framed w' GB) (JUS) Intenor Doors (Wd Pin., Mil Frm A1 and Hdwr) A25 EA \$1,100.00 \$27,500 \$3 A1 (LUUS) Intenor Walls (Framed w' GB) (JUS) Intenor Walls (Framed w' GB) (JUS) Intenor Walls (Framed w' GB) (JUS) Intenor Doors (Wd Pin., Mil Frm A1 and Hdwr) A26 EA \$1,100.00 \$8,800 \$1 A1 (LUS) Intenor Walls (Framed w' GB) (JUS) Intenor Walls (Framed w' GB) (JUS) Intenor Doors (Wd Pin., Mil Frm A1 and Hdwr) A1 (JSP) Masonry (Prisoner Areas)	-						\$20,578
A1	<del></del>		300	LF	200.10	\$25,848	\$35,460
A1   DCO  Intenor Walls (Framed w GB)	Δ1		10	E 0	61 500 00	515.000	200 577
CCO  Intenor Doors (Wd Pin., Mil Frm A							\$20,578
A1 (JUS) Interior Walls (Framed w/ GB)			1,100	LF	300.10	\$94,776	\$130,018
A1   (UUS) Interior Walls (Framed w' GB)	Δ1		25	= ^	51 100 00	507 500	007.70
(JUS) Interior Doors (Wd Plin., Mill Frm 8							\$37,726
A1   and Hdw/   B   EA   S1,100,00   S8,800   S1			355	Li	300.10	300,926	\$94,559
C1 (SP) Masonry (Prisoner Areas)	A1		В	EΔ	\$1 100 00	امروجو	\$12,072
C1   (SP) Interior Walls (Framed w GB)							\$199,909
(SP) Interior Doors (WG, Steel, Access, C1 Coil, Security and Hdwr) 1 LS \$137,224.00 \$137,224 \$18 Coil, Security and Hdwr) 1 LS \$6,490.00 \$5,490 \$1 C1 (SP) Ceramic Title (Walls & Floors) 1 LS \$6,490.00 \$5,490 \$1 C1 (SP) Terrazzo Flooring 1 LS \$65,801.00 \$56,801 \$9 C1 (SP) Suspended Celling System 1 LS \$24,100.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$24,100.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$24,100.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$22,906.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$22,906.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$22,906.00 \$24,000 \$3 C1 (SP) Interior Walls (Framed w GB) 1,850 LF \$86.16 \$159,998 \$21 C1 (AP) Interior CMI wall at Detention 350 LF \$86.16 \$159,998 \$21 C1 (AP) Accessories (Wd, Mit Frm & Section System							\$175,549
C1   Coii, Security and Howr)					0127,000.00	W.E1,303	3173,543
C1 (SP) Ceramic Title (Walls & Floors)   1	C1		1	LS	\$137 224 80	\$137 224	\$188,251
C1 (SP) Terrazzo Flooring 1 LS S65,801.00 \$55,801 \$9 C1 (SP) Suspended Celling System 1 LS \$24,100.00 \$24,100 \$3 C1 (SP) Suspended Celling System 1 LS \$24,100.00 \$24,100 \$3 C1 (SP) Sound Attenuation Batts 1 LS \$22,906.00 \$28,906 \$3 C1 (AP) Interior Walls (Framed w GB) 1,850 LF \$86.16 \$159,398 \$211 C1 (AP) Interior Doors (Wd, Mil Frm & C1 Hdwr) \$50 EA \$976.00 \$48,800 \$81 C1 (AP) Interior CMU wall at Detention 350 LF \$335.00 \$117,250 \$161 C1 (AP) Add sound Blankets to walls 8,400 SF \$335.00 \$117,250 \$161 C1 (AP) Add sound Blankets to walls 8,400 SF \$3.35 \$2,940 \$3 C1 (AP) JAGD ST VAUIT DOORS 2 EA \$8,800.00 \$17,800 \$2 C1 (AP) Accessories for Private Baths 4 EA \$665.00 \$2,660 \$3 C1 (AP) Accessories for Shower Rooms 2 EA \$450.00 \$17,600 \$2 C1 (AP) Accessories for Shower Rooms 2 EA \$450.00 \$300 \$3 C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$3 C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$3 C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$3 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 24 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 25 EA \$976.00 \$170,800 \$2 C1 (AP) Lockers 25 EA \$976.00 \$2,800 \$1 C1 (AP) Lockers 25 EA \$976.00 \$2,800 \$1 C1 (AP) Lockers 25 EA \$976.00 \$2,800 \$1 C1 (AP) Lockers 25 EA \$976.00 \$2,800 \$1 C1 (AP) Lockers 25 EA \$976.00 \$2,800 \$1 C1 (AP) Lockers 25 EA \$976.00 \$2,900 \$2 EA \$976.00 \$2,900 \$2 EA \$976.00 \$2,900 \$2 E							\$8,903
C1 (SP) Suspended Ceiling System	C1						\$90,269
C1 (SP) Sound Attenuation Batts 1 LS \$28,906.00 \$28,906 \$33 \$21 \$21 \$31 \$32 \$32 \$33 \$32 \$33 \$33 \$33 \$33 \$33 \$33	C1	(SP) Suspended Ceiling System					\$33,062
C1 (AP) Intenor Walls (Framed w/ GB) (AP) Intenor Chors (Wd, Mil Frm & C) (AP) Intenor Chors (Wd, Mil Frm & C) (AP) Intenor Chors (Wd, Mil Frm & C) (AP) Intenor Chors (Wd, Mil Frm & C) (AP) Intenor Chors (Wd, Mil Frm & C) (AP) Add sound Blankets to walls 6,400 SF \$35.35.00 \$117,250 \$161 (C1 (AP) Add sound Blankets to walls 6,400 SF \$0.35 \$2,940 \$361 (C1 (AP) USMS - Vault Doors 2 EA \$8,800.00 \$17,600 \$22 (C1 (AP) Accessories for Private Baths 4 EA \$655.00 \$2,660 \$51 (C1 (AP) Accessories for Private Baths 4 EA \$655.00 \$2,660 \$51 (C1 (AP) Accessories for Shower Rooms 2 EA \$450.00) \$4,800 \$51 (C1 (AP) Lockers 2 EA \$450.00) \$4,800 \$51 (C1 (AP) Lockers 2 EA \$200.00 \$4,800 \$51 (C1 (AP) Lockers 2 EA \$200.00 \$4,800 \$51 (C1 (SSS) Intenor Walls (Framed w/ GB) \$40 LF \$86.16 \$3,446 \$51 (C1 (SSS) Intenor Walls (Framed w/ GB) \$1,500 LF \$86.16 \$3,446 \$51 (C1 (SSS) Intenor Walls (Framed w/ GB) \$1,500 LF \$86.16 \$3,446 \$51 (C1 (SSS) Intenor Walls (Framed w/ GB) \$1,500 LF \$86.16 \$6,893 \$51 (C1 (AP) Lockers 5 EA \$976.00 \$170,800 \$23 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$170,800 \$23 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$170,800 \$23 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$170,800 \$23 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$170,800 \$23 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$24,400 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$24,400 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$24,400 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,904 \$31 (C1 (SSS) Intenor Doors (Wd, MII Frm & Hdwr) \$175 EA \$976.00 \$39,							\$39,655
(AP) Interior Doors (Wd, Mil Frm & C1   Hdwr)	C1	(AP) Interior Walls (Framed w/ GB)					\$218,667
C1 (AP) Interior CMU wall at Detention 350 LF \$335.00 \$117,250 \$160 C1 (AP) Add sound Blankels to walls 8,400 SF \$3.35.00 \$117,250 \$160 C1 (AP) USMS - Vault Doors 2 EA \$8,800.00 \$17,600 \$2,66		(AP) Interior Doors (Wd, Mti Frm &		-	1	0,00,000	\$2,10,007
C1 (AP) Interior CMU wall at Detention 350 LF 333.00 S117,250 S160 C1 (AP) Add sound Blankets to walls 8,400 SF 3.035 S2,940 S. C1 (AP) USMS - Vault Doors 2 EA \$8,800.00 S17,800 S2,000 C1 (AP) Accessories for Private Baths 4 EA \$665.00 S2,660 S2,060 C1 (AP) Accessories for Private Baths 4 EA \$665.00 S2,660 S2,060 S2	C1	Hdwr)	50	EA	\$976.00	\$48,800	\$66,946
C1 (AP) Add sound Blankets to walls 8,400 SF \$0.35 \$2,940 \$5. C1 (AP) USMS - Vault Doors 2 EA \$8,800.00 \$17,600 \$2. C1 (AP) Accessories for Private Baths 4 EA \$665.00 \$2,660 \$3. C1 (AP) Accessories for Shower Rooms 2 EA \$450.00 \$900 \$5. C1 (AP) Accessories for Shower Rooms 2 EA \$450.00 \$900 \$5. C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$5. C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$5. C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$5. C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$5. C1 (SSS) Interior Walls (Framed w/ GB) 40 LF \$86.16 \$3,446 \$5. C1 (SSS) Interior Walls (Framed w/ GB) 1,500 LF \$86.16 \$129,240 \$17. C1 (SSS) Interior Walls (Framed w/ GB) 1,500 LF \$86.16 \$129,240 \$17. C1 (SSS) Interior Walls (Framed w/ GB) 1,500 LF \$86.16 \$129,240 \$17. C1 (SSS) Interior Walls (Framed w/ GB) 80 LF \$86.16 \$6,893 \$5. C1 (SSS) (MI) Frim & Hdwr) 175 EA \$976.00 \$170,800 \$23. C1 (SSS) (MI) Frim & Hdwr) 5 EA \$976.00 \$4,880 \$5. C1 (SSS) (MI) Frim & Hdwr) 5 EA \$976.00 \$4,880 \$5. C1 (SSS) (MI) Frim & Hdwr) 5 EA \$976.00 \$24,400 \$33. C1 (SSS) (MI) Frim & Hdwr) 25 EA \$976.00 \$24,400 \$33. C1 (SSS) (MI) Frim & Hdwr) 25 EA \$976.00 \$24,400 \$33. C1 (SSS) (MI) Frim & Hdwr) 4 EA \$976.00 \$24,400 \$33. C1 (SSS) (MI) Frim & Hdwr) 4 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 4 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 4 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 4 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C1 (SSS) (MI) Frim & Hdwr) 40 EA \$976.00 \$3,904 \$5. C	C1	(AP) Interior CMU wall at Detention					\$160,849
C1 (AP) USMS - Vault Doors	C1	(AP) Add sound Blankets to walls	8,400	SF			\$4,033
C1         (AP) Accessories for Private Baths         4         EA         \$665.00         \$2,660         \$5.           C1         (AP) Accessories for Shower Rooms         2         EA         \$450.00         \$900         \$5.           C1         (AP) Lockers         24         EA         \$200.00         \$4,800         \$9.           C1         Intenor Walls (Framed w/ GB)         40         LF         \$86.16         \$129,240         \$17.           B1         Intenor Doors (Wd, MII Frm & Hdwr)         175         EA         \$976.00         \$170,800         \$23.           E1         Intenor Doors (Wd, MII Frm & Hdwr)         5         EA         \$976.00         \$170,800         \$23.           E1         Intenor Doors (Wd, MII Frm & Hdwr)         5         EA         \$976.00         \$24,800         \$3.           E1         Intenor Doors (Wd, MII Frm & Hdwr)         4         EA	C1	(AP) USMS - Vault Doors	2	EA			\$24,145
C1 (AP) Accessories for Shower Rooms 2 EA \$450.00 \$900 \$\$ C1 (AP) Lockers 24 EA \$200.00 \$4,800 \$\$ C1 (ASS) Interior Walls (Framed w/ GB) 40 LF \$86.16 \$3,446 \$\$ B1 Interior Doors (Wd, Mil Frm & Hdwr) 175 EA \$976.00 \$170,800 \$230 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 175 EA \$976.00 \$170,800 \$230 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 5 EA \$976.00 \$170,800 \$230 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 5 EA \$976.00 \$170,800 \$230 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 5 EA \$976.00 \$4,880 \$\$ D1 Interior Walls (Framed w/ GB) 400 LF \$86.16 \$34,464 \$44 \$\$ D1 Interior Doors (Wd, Mil Frm & Hdwr) 25 EA \$976.00 \$24,400 \$33 \$\$ E1 Interior Walls (Framed w/ GB) 100 LF \$86.16 \$34,464 \$44 \$\$ D1 Interior Walls (Framed w/ GB) 100 LF \$86.16 \$8,616 \$11 \$\$ E1 Interior Walls (Framed w/ GB) 100 LF \$86.16 \$8,616 \$11 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 4 EA \$976.00 \$3,904 \$33 \$\$ E1 Interior Doors (Wd, Mil Frm & Hdwr) 4 EA \$976.00 \$3,904 \$33 \$\$ E1 Interior Walls (Framed w/ GB) 80 LF \$86.16 \$6,893 \$\$ E1 Interior Walls (Framed w/ GB) 80 LF \$86.16 \$6,893 \$\$ E1 Interior Walls (Framed w/ GB) 850 LF \$86.16 \$73,236 \$100 \$\$ E1 Interior Walls (Framed w/ GB) 850 LF \$86.16 \$73,236 \$100 \$\$ E1 Interior Walls (Framed w/ GB) 850 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Doors (Wd, Mil Frm & Hdwr) 8 EA \$976.00 \$3,9040 \$55 \$\$ EXI Interior Walls (Framed w/ GB) 180 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$15,509 \$22 \$\$ EXI Interior Walls (Framed w/ GB) 100 LF \$86.16 \$11,201 \$11 \$\$ EXEMPTION OF (Wd, Mil Frm & Hdwr) 110 EA \$976.00 \$13,664 \$11 \$\$ EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION EXAMPLE OF THE EXEMPTION	C1	(AP) Accessories for Private Baths		EA			\$3,649
C1 (AP) Lockers  C1 (SSS) Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  Interior Walls (Framed w/ GB)  E1 Interior Walls (Framed w/ GB)  E1 Interior Walls (Framed w/ GB)  E1 Interior Walls (Framed w/ GB)  E1 Interior Doors (Wd, Mti Frm & Hdwr)  E2 EA S976.00 S4,880 Si  D1 Interior Walls (Framed w/ GB)  D1 Interior Walls (Framed w/ GB)  E2 EA S976.00 S24,400 S3  E3 EA S976.00 S24,400 S3  E1 Interior Walls (Framed w/ GB)  D1 Interior Walls (Framed w/ GB)  E2 EA S976.00 S24,400 S3  E3 EA S976.00 S24,400 S3  E4 S976.00 S24,400 S3  E5 EA S976.00 S24,400 S3  E6 EA S976.00 S24,400 S3  E7 Interior Walls (Framed w/ GB)  E8 EA S976.00 S3,904 S5  E8 EA S976.00 S3,904 S5  E8 EA S976.00 S3,904 S5  E8 EA S976.00 S3,904 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S5,855 S5  E8 EA S976.00 S3,904 S5  E8 EA S976.00 S7,808 S11  Interior Walls (Framed w/ GB)  E8 EA S976.00 S7,808 S11			2	EΑ			\$1,235
C1 (SSS) Interior Walls (Framed w/ GB)			24	EΑ			\$6,585
B1   Intenor Walls (Framed w/ GB)   1,500   LF   \$86.16   \$129,240   \$177     B1   Intenor Doors (Wd, Mil Frm & Hdwr)   175   EA   \$976.00   \$170,800   \$23.1     E1   Intenor Walls (Framed w/ GB)   80   LF   \$86.16   \$6,893   \$5.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   5   EA   \$976.00   \$4,880   \$5.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   5   EA   \$976.00   \$4,880   \$5.1     E1   Intenor Walls (Framed w/ GB)   400   LF   \$86.16   \$34,464   \$44     D1   Intenor Doors (Wd, Mil Frm & Hdwr)   25   EA   \$976.00   \$24,400   \$5.3     E1   Intenor Walls (Framed w/ GB)   100   LF   \$86.16   \$8,616   \$1.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   4   EA   \$976.00   \$3,904   \$5.1     E1   Intenor Walls (Framed w/ GB)   80   LF   \$86.16   \$6,993   \$5.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   6   EA   \$976.00   \$5,856   \$5.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   40   EA   \$976.00   \$5,856   \$5.1     E1   Intenor Doors (Wd, Mil Frm & Hdwr)   40   EA   \$976.00   \$39,040   \$5.1     E1   Intenor Walls (Framed w/ GB)   180   LF   \$86.16   \$73,236   \$100     EX   Intenor Walls (Framed w/ GB)   180   LF   \$86.16   \$15,509   \$2.1     E1   Intenor Walls (Framed w/ GB)   180   LF   \$86.16   \$3,446   \$3.1     E2   Intenor Walls (Framed w/ GB)   180   LF   \$86.16   \$3,446   \$3.1     E2   Intenor Walls (Framed w/ GB)   130   LF   \$86.16   \$3,446   \$3.1     E2   Intenor Walls (Framed w/ GB)   130   LF   \$86.16   \$3.1,201   \$11     E2   Intenor Walls (Framed w/ GB)   130   LF   \$86.16   \$11,201   \$11     E2   Intenor Walls (Framed w/ GB)   130   LF   \$86.16   \$11,201   \$11     E2   Intenor Walls (Framed w/ GB)   130   LF   \$86.16   \$12,924   \$1.1     Intenor Walls (Framed w/ GB)   140   LF   \$86.16   \$12,924   \$1.1     Intenor Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$1.1     Intenor Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$1.1     Intenor Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$1.1     Intenor Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$1.1     Intenor Do			40	LF	\$86.16		\$4,728
B1   Intenor Doors (Wd, MI Frm & Hdwr)   175   EA   \$976.00   \$170,800   \$236   E1   Intenor Walls (Framed w/ GB)   80   LF   \$86.16   \$6,893   \$51   E1   Intenor Doors (Wd, MI Frm & Hdwr)   5   EA   \$976.00   \$4,880   \$51   E1   Intenor Doors (Wd, MI Frm & Hdwr)   25   EA   \$976.00   \$24,400   \$33   E1   Intenor Doors (Wd, MI Frm & Hdwr)   25   EA   \$976.00   \$24,400   \$33   E1   Intenor Doors (Wd, MI Frm & Hdwr)   4   EA   \$976.00   \$3,904   \$35   E1   Intenor Doors (Wd, MI Frm & Hdwr)   4   EA   \$976.00   \$3,904   \$35   E1   Intenor Doors (Wd, MI Frm & Hdwr)   6   EA   \$976.00   \$3,904   \$35   E1   Intenor Walls (Framed w/ GB)   80   LF   \$86.16   \$6,893   \$35   E1   Intenor Doors (Wd, MI Frm & Hdwr)   6   EA   \$976.00   \$5,856   \$36   E1   E1   E1   E1   E1   E1   E1   E			1,500	LF	\$86.16		\$177,298
E1 Intenor Walls (Framed w/ GB) 80 LF \$86.16 \$6,893 \$5 E1 Intenor Doors (Wd, Mil Frm & Hdwr) 5 EA \$976.00 \$4,880 \$1 D1 Intenor Walls (Framed w/ GB) 400 LF \$86.16 \$34,464 \$47 D1 Intenor Doors (Wd, Mil Frm & Hdwr) 25 EA \$976.00 \$24,400 \$33 F1 Intenor Walls (Framed w/ GB) 100 LF \$86.16 \$8,616 \$11 F1 Intenor Doors (Wd, Mil Frm & Hdwr) 4 EA \$976.00 \$3,904 \$5 F1 Intenor Doors (Wd, Mil Frm & Hdwr) 5 EA \$976.00 \$3,904 \$5 H1 Intenor Walls (Framed w/ GB) 80 LF \$86.16 \$6,893 \$5 H1 Intenor Doors (Wd, Mil Frm & Hdwr) 6 EA \$976.00 \$5,856 \$1 G1 Intenor Walls (Framed w/ GB) 850 LF \$86.16 \$73,236 \$100 G1 Intenor Walls (Framed w/ GB) 180 LF \$86.16 \$73,236 \$100 G1 Intenor Doors (Wd, Mil Frm & Hdwr) 40 EA \$976.00 \$39,040 \$55 K1 Intenor Walls (Framed w/ GB) 180 LF \$86.16 \$15,509 \$22 K1 Intenor Walls (Framed w/ GB) 180 LF \$86.16 \$15,509 \$22 K1 Intenor Walls (Framed w/ GB) 40 LF \$86.16 \$3,446 \$4 L1 Intenor Doors (Wd, Mil Frm & Hdwr) 8 EA \$976.00 \$7,808 \$11 L1 Intenor Walls (Framed w/ GB) 40 LF \$86.16 \$3,446 \$4 L1 Intenor Doors (Wd, Mil Frm & Hdwr) 3 EA \$976.00 \$2,928 \$4 M1 Intenor Walls (Framed w/ GB) 130 LF \$86.16 \$3,446 \$4 L1 Intenor Walls (Framed w/ GB) 130 LF \$86.16 \$31,201 \$11 M1 Intenor Walls (Framed w/ GB) 300 LF \$86.16 \$25,848 \$31 N1 Intenor Walls (Framed w/ GB) 300 LF \$86.16 \$25,848 \$31 N1 Intenor Walls (Framed w/ GB) 300 LF \$86.16 \$25,848 \$31 N1 Intenor Walls (Framed w/ GB) 300 LF \$86.16 \$32,924 \$11 Intenor Walls (Framed w/ GB) 200 LF \$86.16 \$32,924 \$11 Intenor Walls (Framed w/ GB) 150 LF \$86.16 \$12,924 \$11 Intenor Doors (Wd, Mil Frm & Hdwr) 12 EA \$976.00 \$9,760 \$11,712 \$16 Intenor Doors (Wd, Mil Frm & Hdwr) 12 EA \$976.00 \$9,760 \$11,712 \$16 Intenor Doors (Wd, Mil Frm & Hdwr) 12 EA \$976.00 \$9,760 \$11,712 \$16 Intenor Doors (Wd, Mil Frm & Hdwr) 12 EA \$976.00 \$9,760 \$11,712 \$16			175	EA	\$976.00	\$170,800	\$234,312
D1   Intenor Walls (Framed w/ GB)					\$86.16	\$6,893	\$9,456
D1   Interior Doors (Wd, MII Frm & Hdwr)   25   EA   \$976.00   \$24,400   \$33     F1   Interior Walls (Framed w/ GB)   100   LF   \$86,16   \$8,616   \$11     F1   Interior Doors (Wd, MII Frm & Hdwr)   4   EA   \$976.00   \$3,904   \$51     H1   Interior Walls (Framed w/ GB)   80   LF   \$86,16   \$6,893   \$51     H1   Interior Doors (Wd, MII Frm & Hdwr)   6   EA   \$976.00   \$5,856   \$51     H1   Interior Doors (Wd, MII Frm & Hdwr)   6   EA   \$976.00   \$5,856   \$51     G1   Interior Doors (Wd, MII Frm & Hdwr)   40   EA   \$976.00   \$39,040   \$55     K1   Interior Walls (Framed w/ GB)   180   LF   \$86,16   \$15,509   \$22     K1   Interior Doors (Wd, MII Frm & Hdwr)   8   EA   \$976.00   \$7,808   \$11     L1   Interior Doors (Wd, MII Frm & Hdwr)   8   EA   \$976.00   \$7,808   \$11     L1   Interior Doors (Wd, MII Frm & Hdwr)   3   EA   \$976.00   \$2,928   \$50     K1   Interior Walls (Framed w/ GB)   130   LF   \$86,16   \$11,201   \$11     M1   Interior Walls (Framed w/ GB)   130   LF   \$86,16   \$11,201   \$11     M1   Interior Doors (Wd, MII Frm & Hdwr)   7   EA   \$976.00   \$6,832   \$50     N1   Interior Walls (Framed w/ GB)   300   LF   \$86,16   \$11,201   \$11     N1   Interior Walls (Framed w/ GB)   300   LF   \$86,16   \$25,848   \$31     N1   Interior Doors (Wd, MII Frm & Hdwr)   14   EA   \$976.00   \$13,664   \$11     P1   Interior Walls (Framed w/ GB)   200   LF   \$86,16   \$17,232   \$52     P1   Interior Doors (Wd, MII Frm & Hdwr)   12   EA   \$976.00   \$13,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   12   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11,712   \$16     J1   Interior Doors (Wd, MII F							\$6,695
F1         Intenor Walls (Framed w/ GB)         100         LF         \$86.16         \$8,516         \$1           F1         Intenor Doors (Wd, MII Frm & Hdwr)         4         EA         \$976.00         \$3,904         \$3           H1         Intenor Walls (Framed w/ GB)         80         LF         \$86.16         \$6,893         \$3           H1         Intenor Doors (Wd, MII Frm & Hdwr)         6         EA         \$976.00         \$5,856         \$1           G1         Intenor Walls (Framed w/ GB)         850         LF         \$86.16         \$73,236         \$100           G1         Intenor Doors (Wd, MII Frm & Hdwr)         40         EA         \$976.00         \$39,040         \$55           K1         Intenor Walls (Framed w/ GB)         180         LF         \$86.16         \$15,509         \$22           K1         Intenor Doors (Wd, MII Frm & Hdwr)         8         EA         \$976.00         \$7,808         \$11           L1         Intenor Walls (Framed w/ GB)         40         LF         \$86.16         \$3,446         \$3           L1         Intenor Doors (Wd, MII Frm & Hdwr)         3         EA         \$976.00         \$2,928         \$4           M1         Intenor Walls (Framed w/ GB) <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$47,279</td>							\$47,279
F1         Intenor Doors (Wd, MII Frm & Hdwr)         4         EA         \$976.00         \$3,904         \$1           H1         Intenor Walls (Framed w/ GB)         80         LF         \$86.16         \$6,893         \$1           H1         Intenor Doors (Wd, MII Frm & Hdwr)         6         EA         \$976.00         \$5,856         \$1           G1         Intenor Doors (Wd, MII Frm & Hdwr)         40         EA         \$976.00         \$39,040         \$55           K1         Intenor Doors (Wd, MII Frm & Hdwr)         40         EA         \$976.00         \$39,040         \$55           K1         Intenor Doors (Wd, MII Frm & Hdwr)         8         EA         \$976.00         \$39,040         \$55           K1         Intenor Doors (Wd, MII Frm & Hdwr)         8         EA         \$976.00         \$7,808         \$10           L1         Intenor Walls (Framed w/ GB)         40         LF         \$86,16         \$3,446         \$8           L1         Interior Walls (Framed w/ GB)         3         EA         \$976,00         \$2,928         \$6           M1         Interior Walls (Framed w/ GB)         130         LF         \$86,16         \$1,201         \$11           M1         Interior Walls (Framed w					\$976.00	\$24,400	\$33,473
H1   Interior Walls (Framed w/ GB)   80   LF   \$86.16   \$6,893   \$5\$;     H1   Interior Doors (Wd, MII Frm & Hdwr)   6   EA   \$976.00   \$5,856   \$10\$;     G1   Interior Walls (Framed w/ GB)   850   LF   \$86.16   \$73,236   \$10\$;     G1   Interior Doors (Wd, MII Frm & Hdwr)   40   EA   \$976.00   \$39,040   \$55;     K1   Interior Walls (Framed w/ GB)   180   LF   \$86.16   \$15,509   \$22;     K1   Interior Doors (Wd, MII Frm & Hdwr)   8   EA   \$976.00   \$7,808   \$10\$;     L1   Interior Doors (Wd, MII Frm & Hdwr)   3   EA   \$976.00   \$7,808   \$10\$;     L1   Interior Doors (Wd, MII Frm & Hdwr)   3   EA   \$976.00   \$2,928   \$30;     M1   Interior Walls (Framed w/ GB)   130   LF   \$86.16   \$11,201   \$11\$;     M1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$11,201   \$11\$;     M1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$25,848   \$33;     N1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$25,848   \$33;     N1   Interior Doors (Wd, MII Frm & Hdwr)   14   EA   \$976.00   \$13,664   \$11\$;     P1   Interior Walls (Framed w/ GB)   200   LF   \$86.16   \$17,232   \$22;     P1   Interior Doors (Wd, MII Frm & Hdwr)   12   EA   \$976.00   \$11,712   \$16;     J1   Interior Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$11;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$13;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J1   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J2   LA   \$976.00   \$9,760   \$11;     J3   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J2   LA   \$976.00   \$9,760   \$11;     J3   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$11;     J3   Interior Doors (Wd, MII Frm & Hdwr)   10   EA   \$976.00   \$9							\$11,820
H1   Interior Doors (Wd, MII Frm & Hdwr)							\$5,356
G1   Interior Walls (Framed w/ GB)   850   LF   \$86.16   \$73,236   \$100     G1   Interior Doors (Wd, Mil Frm & Hdwr)   40   EA   \$976.00   \$39,040   \$55     K1   Interior Doors (Wd, Mil Frm & Hdwr)   8   EA   \$976.00   \$7,808   \$11     Interior Doors (Wd, Mil Frm & Hdwr)   8   EA   \$976.00   \$7,808   \$11     L1   Interior Walls (Framed w/ GB)   40   LF   \$86.16   \$3,446   \$8     L1   Interior Doors (Wd, Mil Frm & Hdwr)   3   EA   \$976.00   \$2,928   \$9     K1   Interior Doors (Wd, Mil Frm & Hdwr)   7   EA   \$976.00   \$2,928   \$9     M1   Interior Walls (Framed w/ GB)   130   LF   \$86.16   \$11,201   \$11     M1   Interior Walls (Framed w/ GB)   7   EA   \$976.00   \$6,832   \$1     N1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$25,848   \$33     N1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$25,848   \$33     N1   Interior Walls (Framed w/ GB)   200   LF   \$86.16   \$17,232   \$22     P1   Interior Walls (Framed w/ GB)   200   LF   \$86.16   \$17,232   \$22     P1   Interior Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$11     J1   Interior Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$11     J1   Interior Doors (Wd, Mil Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$13     J1   Interior Doors (Wd, Mil Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$13     J1   Interior Doors (Wd, Mil Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$13     J1   Interior Doors (Wd, Mil Frm & Hdwr)   10   EA   \$976.00   \$9,760   \$13     J2   J3   J4   J4   J4   J4   J4   J4   J4							\$9,456
G1   Intenor Doors (Wd, MII Frm & Hdwr)							\$8,034
K1   Interior Walls (Framed w/ GB)   180   LF   \$86.16   \$15,509   \$25							\$100,469
K1   Interior Doors (Wd, MII Frm & Hdwr)							\$53,557
L1 Interior Walls (Framed w/ GB) 40 LF \$86.16 \$3,446 \$5.							\$21,276
L1 Interior Doors (Wd, Mtl Frm & Hdwr) 3 EA \$976.00 \$2,928 \$5. M1 Interior Walls (Framed w/ GB) 130 LF \$86.16 \$11,201 \$15. M1 Interior Walls (Framed w/ GB) 7 EA \$976.00 \$6,832 \$5. M1 Interior Walls (Framed w/ GB) 300 LF \$86.16 \$25,848 \$35. M1 Interior Walls (Framed w/ GB) 14 EA \$976.00 \$13,664 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 14 EA \$976.00 \$13,664 \$11. M1 Interior Walls (Framed w/ GB) 200 LF \$86.16 \$17,232 \$25. M1 Interior Walls (Framed w/ GB) 150 LF \$86.16 \$17,232 \$35. M1 Interior Walls (Framed w/ GB) 150 LF \$86.16 \$12,924 \$17. M1 Interior Walls (Framed w/ GB) 150 LF \$86.16 \$12,924 \$17. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interior Doors (Wd, Mtl Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11. M1 Interio							\$10,711
M1         Interior Walls (Framed w/ GB)         130         LF         \$86.16         \$11,201         \$11           M1         Interior Doors (Wd, Mil Frm & Hdwr)         7         EA         \$976.00         \$6,832         \$1           N1         Interior Walls (Framed w/ GB)         300         LF         \$86,16         \$25,848         \$3           N1         Interior Doors (Wd, Mil Frm & Hdwr)         14         EA         \$976.00         \$13,664         \$11           P1         Interior Walls (Framed w/ GB)         200         LF         \$86,16         \$17,232         \$22           P1         Interior Doors (Wd, Mil Frm & Hdwr)         12         EA         \$976.00         \$11,712         \$16           J1         Interior Walls (Framed w/ GB)         150         LF         \$86.16         \$12,924         \$17           J1         Interior Doors (Wd, Mil Frm & Hdwr)         10         EA         \$976.00         \$9,760         \$13							\$4,728
M1         Interior Doors (Wd, Mil Frm & Hdwr)         7         EA         \$376,00         \$6,832         \$576,00           N1         Interior Walls (Framed w/GB)         300         LF         \$86,16         \$25,848         \$31           N1         Interior Doors (Wd, Mil Frm & Hdwr)         14         EA         \$976,00         \$13,664         \$11           P1         Interior Walls (Framed w/GB)         200         LF         \$96,16         \$17,232         \$22           P1         Interior Doors (Wd, Mil Frm & Hdwr)         12         EA         \$976,00         \$11,712         \$11           J1         Interior Walls (Framed w/GB)         150         LF         \$86,16         \$12,924         \$11           J1         Interior Doors (Wd, Mil Frm & Hdwr)         10         EA         \$976,00         \$9,760         \$13							\$4,017
N1   Interior Walls (Framed w/ GB)   300   LF   \$86.16   \$25,848   \$33   \$33   N1   Interior Doors (Wd, Mil Frm & Hdwr)   14   EA   \$976.00   \$13,664   \$18   P1   Interior Doors (Wd, Mil Frm & Hdwr)   12   EA   \$976.00   \$17,232   \$22   P1   Interior Doors (Wd, Mil Frm & Hdwr)   12   EA   \$976.00   \$11,712   \$18   S11   S12   S13   S13   S14   S14   S15							\$15,366
N1   Intenor Doors (Wd, Mil Frm & Hdwr)							. \$9,372
P1         Intenor Walls (Framed w/ GB)         200         LF         \$86.16         \$17,232         \$22           P1         Intenor Doors (Wd, Mil Frm & Hdwr)         12         EA         \$976.00         \$11,712         \$16           J1         Intenor Walls (Framed w/ GB)         150         LF         \$86.16         \$12,924         \$17           J1         Intenor Doors (Wd, Mil Frm & Hdwr)         10         EA         \$976.00         \$9,760         \$13							\$35,460
P1 Intenor Doors (Wd, Mil Frm & Hdwr) 12 EA \$976.00 \$11,712 \$11  J1 Intenor Walls (Framed w/ GB) 150 LF \$86.16 \$12,924 \$17  J1 Intenor Doors (Wd, Mil Frm & Hdwr) 10 EA \$976.00 \$9,760 \$11							\$18,745
J1   Interior Walls (Framed w/ GB)   150   LF   \$86.16   \$12,924   \$11   \$11   \$11   \$12   \$12   \$13   \$13   \$13   \$14   \$14   \$15							\$23,640
J1         Interior Doors (Wd, Mil Frm & Hdwr)         10         EA         \$976.00         \$9,760         \$15							\$16,067
							\$17,730
Total C11 \$3,493,792 \$4,792	<u> </u>	(			3570.00	\$2,100	\$13,389
Total C11 \$3,493,792 \$4,792	<del>  </del>				1		
10tal C11   \$3,493,792   \$4,792				4-1-	1.011	60 700 300	M 2 HAX
	Щ.,			Tota	1011	Ф <b>3,493,792</b>	\$4,792,957

C12	Access/Platform Floors					
	Design Criteria	Platform Height	Access Floor Height	Access Floor Covering	Access Floor Capacity	
	General Description:				<u></u>	
WI Code	Item Description	Quantity	Unil Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
B1	BOR Access Floor	1	LŞ	\$38,632.00	\$38,632	\$52,997
C1	(SP) Access Flooring (Control Room)	1	LS	\$8,500.00	\$8,500	\$11,661
			Total	C12	\$47,132	\$64,658

	Design Criteria	Lobby Area	Court Area	Paneling Area	Slove Area	<del></del>
_	General Description:	LUDDY Alea	Court Area	Paneling Area	Slone Area	
WI	Item Description	Ounstitu	++-4			
Code	1	Quantity	Unit Measurement	Unit Cost	Totals	Totals
18	Painted Walls	1	LS LS	6500.00	(W/O Markup)	(ECCA)
18	Finish Doors (Paint)	2	L.S	\$500.00 \$300.00	\$500	\$68
15	Painted Walls & Ceiling	15	LS	\$700.00	\$600 \$10,500	\$82
15	Finish Doors (Stain)	15	LS	\$300.00		\$14,40
15	SDT Flooring	15	LS	\$220.00	\$4,500 \$3,300	\$6,17
15	Vinyl Base	15	LS	\$120.00	\$1,800	\$4,52 \$2,46
13	Painted Walls & Ceiling	10	LS	\$700.00	\$7,000	\$9,60
13	Finish Doors (Stain)	10	LS	\$300.00	\$3,000	\$4,11
13	SDT Flooring	10	LS	\$350.00	\$3,500	\$4,80
13	Vinyi Base	10	LS	\$150.00	\$1,500	\$2,05
3	Painted Ceiling	10	LS	\$650.00	\$6,500	\$8,91
3	Ceramic Tile Flooring	10	LS	\$6,360.00	\$63,600	\$87,25
3	Ceramic Tile for Walls	10	LS	\$18,920.00	\$189,200	\$259,55
3	Finish Doors (Stain)	10	LS	\$870.00	\$8,700	\$11,93
T1	Ceramic Tile Flooring	1	LS	\$10,420.00	\$10,420	\$14,29
T1	Ceramic Tile for Walls	1	LS	\$2,030.00	\$2,030	\$2,78
T1	Finish Doors (Paint)	1	LS	\$600.00	\$600	\$82
U1	Terrazzo Flooring system	221	SF	\$22.00	\$4,862	\$6,67
	Wall covering system	620	SF	\$3.25	\$2,015	\$2,76
	base ·	240	LF	\$12.74	\$3,058	\$4,19
	Dimension Stone -2 1/2" Granite	149	SF	\$62.00	\$9,238	\$12,67
	Mariite Module Paneling System	1,780	SF	\$18.00	\$32,040	\$43,95
	Terrazzo Flooring system	2,425	LS	\$22.00	\$53,350	\$73,18
	Floor finish -vinyl base	1	LS I	\$304.00	\$304	\$41
	Inter. Wall finish assemblies	1	LS	\$2,245.00	\$2,245	\$3,08
_	Ceiling finish	1,910	SF	\$0.67	\$1,280	\$1,75
	Inter, Wall covering system	480	SF	\$3.25	\$1,560	\$2,14
	Projection Screens	3	EA EA	\$3,000.00	\$9,000	\$12,34
	Painted Walls	1	LS	\$1,200.00	\$1,200	\$1,64
	Vinyl Flooring (Kitchen)	1	LS (	\$350.00	\$350	\$48
	Carpet Flooring (28 oz w/ pad) Vinyl Base	. 1	LS	\$6,100.00	\$6,100	\$8,36
	Finish Doors (Stain)	1	LS	\$600.00	\$600	\$82
	Tile Walls in Kitchen & DW Areas	1 500	LS	\$6,000.00	\$6,000	\$8,23
	Tile Floors in Kitchen and DW Areas	1,500	SF	\$6.80	\$10,200	\$13,99
	Mylar Ceiling Tiles	350	SF	\$10.50	\$12,600	\$17,28
	Carpet Flooring in Reading	1,000	SF SF	\$1.75	\$613	\$84
	Finish Doors	1,000,	EA	\$3.80	\$3,800	\$5,21
$\rightarrow$	Wall Covering	200	SF	\$75.00	\$600	\$82
	Re-install Celling in Temp Courts Follr	22,400	SF	\$3.80	\$760	\$1,04
	Patch & Repair Terrazzo 1st Floor	1,800	SF	\$22.00	530 600	654.00
$\overline{}$	VCT Tile Floor in Corr & Lob	35,000	SF	\$22.00	\$39,600	\$54,325
$\overline{}$	Vinyl Base in Corr & Lobbies	1,500	LF	\$1.72	\$73,500	\$100,83
	AT Ceilings in Corr. & Lob (w/ grid)	35,000	SF	\$1.40	\$2,580 \$49,000	\$3,539 \$67,22
	AT Ceilings Tenant Areas (w/grid)	125,000	SF	\$1.40	\$175,000	
-	(SDJCS) Painted Walls	700	SF SF	\$1,40	\$854	\$240,074
_	(SDJCS) Wall Fabric or Vinyl	1,000	SF	\$3.25	\$3,250	\$1,172 \$4.450
	(SDJCS) Wood Base, Rail & Trim	450	LF	\$17.50	\$7,875	\$4,459 \$10,800
(	(SDJCS) Wall Paneling - Wall (8")			0,7,30	91,013	\$10,80t
	Courtrooms	1,100	SF	\$16.50	\$18,150	\$24,899
	(SDJCS) Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4,116
	(SDJCS) Acoustical Panels (Main				<u> </u>	w-1,110
	Courtrm) (SDJCS) Vinyl Flooring Break &	1,100	SF	\$10.50	\$11,550	\$15,845
	(SDJCS) Vinyl Flooring Break & Stor,Rms	150	ec	20.00		
	(SDJCS) Vinyl Flooring Break &	150	SF	\$3.00	\$450	\$617
	Stor.Rms	150	SF	52.00	2.5	
_	pad)	1,200	SF	\$3.00	\$450	\$617
	(SDJCS) Vinyl Base (where not wood)	70	LF	\$5.50	\$6,600	\$9,054
	(SDJCS) Decorative Soffits	2,200	SF	\$3.00	\$210	\$288
	(SDJCS) Painted Walls	1,800	SF	\$6.25	\$13,750	\$18,863
	(SDJCS) Wall Fabric or Vinyl	3,600	SF	\$1.22	\$2,196	\$3,013
$\overline{}$	(SDJCS) Paneling - Wall (36")	3,000	31.	\$3.25	\$11,700	\$16,051
	Chambers	270	SF	\$16.50	\$4,455	\$6,112
	(SDJCS) Wood Base, Rail & Trim	1,500	LF.	\$17.50	\$26,250	\$36,011
(	(SDJCS) Wall Tile in Private Baths (4'			0.1.00	240,600	330,01
A1   1	Tall)	1	EA	\$950.00	\$950	\$1,303
_	(SDJCS) Finish Doors (Stain)	20	EA	\$300.00	\$6,000	\$8,231
A1 (	SDJCS) Tile Flooring (Private Baths)	1	EA	\$465.00	\$465	\$638

213	Interior Finishes	1		T		
	Design Criteria	Lobby Area	Court Area	Paneling Area	Stone Area	
	(SDJCS) Vinyl Flooring Break &	ĺ		'	ì	
A1	Stor.Rms	270	SF	\$3.00	\$810	\$1,1
A1	pad)	1,600	SF	\$5.50	\$8,800	\$12,0
A1	(SDJCS) Vinyl Base (where not wood)	90	LF	\$3.00	\$270	- 53
A1	(SDJCS) Decorative Soffits	1,500	SF	\$6.25	\$9,375	\$12,8
	(SDJJF) Painted Walls	1,900	SF	\$1.22	\$2,318	\$3,1
	(SDJJF) Wall Fabric or Vinyl	1,000	SF	\$3.25	\$3,250	\$4,4
A1	(SDJJF) Wood Base, Rail & Trim (SDJJF) Wall Tile in Private Baths (4'	650	LF	\$17.50	\$11,375	\$15,6
A1	(SDJJF) Wall The In Private Baths (4	2	EA	\$950.00	\$1,900	\$2,6
	(SDJJF) Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4.1
A1	(SDJJF) Tile Flooring (Private Baths)	2	EA	\$465.00	\$930	\$1,2
A1	(SDJJF) Carpet Flooring (28 oz )	820	SF	\$3.75	\$3,075	\$4,2
A1	(SDJJF) Decorative Soffits	1,000	SF	\$6.25	\$6,250	\$8,
	(DJCS) Painted Walts	700	SF	\$1.22	\$854	\$1,
A1	(DJCS) Wall Fabric or Vinyl	5,000	SF	\$3.25	\$16,250	\$22,
	(DJCS) Wood Base, Rail & Trim	1,200	l,F	\$17.50	\$21,000	\$28,
	(DJCS) Wall Paneling - Wall (8')				<u> </u>	·
A1	Courtrooms	2,000	SF	\$16.50	\$33,000	\$45,2
A1	(DJCS) Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4,
	(DJCS) Acoustical Panels (Main	0.000	05	240.50	607.600	007
A1	Courtrm) (DJCS) Vinyl Flooring Break &	2,600	SF	\$10.50	\$27,300	\$37,
A1	Stor.Rms	150	SF	\$3.00	\$450	S
A1	(DJCS) Carpet Flooring (42 oz w/ pad)	2,700	SF	\$5.50	\$14,850	\$20,
A1	(DJCS) Vinyl Base (where not wood)	70	LF	\$3.00	\$210	\$:
A1	(DJCS) Decorative Soffits	7,800	SF	\$6.25	\$48,750	\$66,
A1	(DJCS) Painted Walls	3,200	SF	\$1.22	\$3,904	\$5,
A1	(DJCS) Wall Fabric or Vinyl	7,600	SF	\$3.25	\$24,700	\$33,
	(DJCS) Paneling - Wall (36")				Í	
A1	Chambers	800	SF	\$16.50	\$13,200	\$18,
A1	(DJCS) Wood Base, Rail & Trim	3,600	LF	\$17.50	\$63,000	\$86,
	(DJCS) Wall Tile in Private Baths (4'					
<u>A1</u>	Tall)	1	EA	\$950.00	\$950	\$1,
A1	(DJCS) Finish Doors (Stain)	20	EA	\$300.00	\$6,000	\$8,
A1_	(DJCS) Tile Flooring (Private Baths)	1	EA	\$465,00	\$465	S
	(DJCS) Vinyl Flooring Break & Stor.Rms	400	C.F.	60.00	C1 CD0	F4
A1 A1	(DJCS) Carpet Flooring (42 oz w/ pad)	400 2,290	SF SF	\$3.00 \$5.50	\$1,200 \$12,595	\$1,
A1	(DJCS) Vinyl Base (where not wood)	150	LF	\$3.00	\$450	\$17, \$
A1	(DJCS) Decorative Soffits	2,000	SF	\$6.25	\$12,500	ş17,
	(DJJF) Painted Walls	1,900	SF	\$1,22	\$2,318	\$3,
A1	(DJJF) Wall Fabric or Vinyl	1,000	SF	\$3.25	\$3,250	\$4,
A1	(DJJF) Wood Base, Rail & Trim	6501	LF	\$17.50	\$11,375	\$15,
	(DJJF) Wall Tile in Private Baths (4"	300		017,100	211,570	0.0,
A1	Tall)	2	EA	\$950.00	\$1,900	\$2,
A1	(DJJF) Finish Doors (Stain)	10	ËΑ	\$300.00	\$3,000	\$4,
A1	(DJJF) Tile Flooring (Private Baths)	2	EΑ	\$465.00	\$930	\$1,
A1	(DJJF) Carpet Flooring (28 oz)	820	ŞF	\$3.75	\$3,075	\$4,
A1	(DJJF) Decorative Soffits	1,100	SF	\$6.25	\$6,875	\$9,
A1	(MJCS) Painted Walls	700	SF	\$1.22	\$854	S1,
A1	(MJCS) Wall Fabric or Vinyl	2,800	SF	\$3.25	\$9,100	\$12
A1	(MJCS) Wood Base, Rail & Trim	1,200	LF	\$17.50	\$21,000	\$28,
	(MJCS) Wall Paneling - Wall (8')					
A1	Courtrooms	1,000	SF	\$16.50	\$16,500	\$22.
A1	(MJCS) Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4
A1	(MJCS) Acoustical Panels (Main (Courtrn)	1,000	SF	\$10.50	\$10,500	644
Δ!	(MJCS) Vinyl Flooring Break &	1,000	JF.	310.50	\$10,500	\$14,
A1	Stor.Rms	150	SF	\$3.00	\$450	S
A1	(MJCS) Carpet Flooring (42 oz w/ pad)	1,000	SF	\$5.50		\$7.
A1	(MJCS) Vinyl Base (where not wood)	70	LF	\$3.00		5
A1	(MJCS) Decorative Soffits	3,000	SF	\$6,25		\$25
A1	(MJCS) Painted Walls	1,300	SF	\$1.22	\$1,586	\$2
A1	(MJCS) Wall Fabric or Vinyl	3,000	SF	\$3.25		\$13
	(MJCS) Paneling - Wall (36")	1				
A1	Chambers	250	SF	\$16.50	\$4,125	\$5
	(MJCS) Wood Base, Rail & Trim	1,300	LF	\$17.50	\$22,750	S31
A1				1	l l	
	(MJCS) Wall Tile in Private Baths (4'					
A1 A1	(MJCS) Wall Tile in Private Baths (4' Tall)  (MJCS) Finish Doors (Stain)	1 15	EA EA	\$950.00 \$300.00		\$1 \$6

:13	Interior Finishes					
	Design Criteria	Lobby Area	Court Area	Paneling Area	Stone Area	
	(MJCS) Vinyl Flooring Break &					
A1	Stor,Rms	150	SF	\$3.00	\$450	\$61
A1	(MJCS) Carpet Flooring (42 oz w/ pad)	1,300	SF	\$5.50	\$7,150	\$9,80
	(MJCS) Vinyl Base (where not wood) (MJCS) Decorative Soffits	70 1,200	LF SF	\$3.00	\$210	\$28
A1	(MJJF) Painted Walls	800	SF	\$6.25 \$1.22	\$7,500 \$976	\$10,28
A1	(MJJF) Wall Fabric or Vinyl	1,600	SF	\$3.25	\$5,200	\$1,33 \$7,13
A1	(MJJF) Wood Base, Rail & Trim	560	LF	\$17.50	\$9,800	S13,44
	(MJJF) Wall Tile in Private Baths (4'			711122	55,555	0.0,
A1	Tall)	2	EA	\$950.00	\$1,900	\$2,60
A1	(MJJF) Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4,11
A1	(MJJF) Tile Flooring (Private Baths)	2	<u>EA</u>	\$465.00	\$930	\$1,27
	(MJJF) Carpet Flooring (28 oz)	500	SF	\$3.75	\$1,875	\$2,57
A1 A1	(MJJF) Decorative Soffits (GJF) Painted Walls	750	SF SF	\$6.25	\$4,688	\$6,43
A1	(GJF) Wall Fabric or Vinyl	900 1,800	SF SF	\$1,22 \$3,25	\$1,098	\$1,50
	(GJF) Wood Base, Rail & Trim	720	LF	\$17.50	\$5,850 \$12,600	\$8,0
A1	Tall)			1	- i	\$17,2
	(GJF) Finish Doors (Stain)	10	EA EA	\$950.00	\$1,900	\$2,6
_	(GJF) Tile Flooring (Private Baths)	2	EA	\$300.00 \$465.00	\$3,000	\$4,1
	(GJF) Carpet Flooring (28 oz)	800	SF	\$465.00	\$930 \$3,000	\$1,2 \$4,1
	(GJF) Decorative Soffits	1,800	SF	\$6.25	\$11,250	\$4,1 \$15,4
Αī	(DCO) Painted Walls	9,300	SF	\$1.22	\$11,346	\$15,5
Αì	(DCO) Wall Fabric or Vinyl	700	SF	\$3.25	\$2,275	\$3,1
A1	(DCO) Wood Base, Rail & Trim	225	L.F	\$17.50	\$3,938	\$5,4
	(DCO) Wall Tile in Private Baths (4'					
A1 A1	Tall) (DCO) Finish Doors (Stain)	1	EA EA	\$950.00	\$950	\$1,3
A1 A1	(DCO) Tile Flooring (Private Baths)	25	EA EA	\$300.00 \$465.00	\$7,500	\$10,2
A1	(DCO) Vinyl Flooring Break & Stor, Rms	1,100	SF	\$3.00	\$465 \$3,300	\$6 \$4,5
A1	(DCO) Carpet Flooring (28 oz)	2,100	SF	\$3.75	\$7,875	\$10,8
A1	(DCO) Vinyl Base (where not wood)	1,000	LF	\$3.00	\$3,000	\$4,1
A1	(JUS) Painted Walls	5,000	\$F	\$1.22	\$6,100	\$8,3
A1	(JUS) Wall Fabric or Vinyl	2,200	SF	\$3.25	\$7,150	\$9,8
A1	(JUS) Wood Base, Rail & Trim	300	LF	\$17.50	\$5,250	\$7,2
A1	(JUS) Paneling - Wall (36")	1,200	SF	\$16.50	\$19,800	\$27,1
A1	(JUS) Finish Doors (Stain)	8	EA	\$300.00	\$2,400	\$3,2
	(JUS) Carpet Flooring (28 oz)	3,200	SF	\$3.75	\$12,000	\$16,4
	(JUS) Vinyl Base (where not wood)	3,000	<u>LF</u>	\$3,00	\$9,000	\$12,3
	Carpentry)	1	LS	\$3,256.00	\$3,256	\$4,4
	(SP) Carpet (SP) Painted Walls	1	LS LS	\$10,400.00	\$10,400	\$14,2
C1	(SP) Wall Fabric or Vinyl	1	LS LS	\$278,156.00 \$2,165.00	\$278,156	\$381,5
	(SP) Finish Doors	1	LS	\$3,450.00	\$2,165 \$3,450	\$2,9 \$4,7
	(AP) Painted Walls	8,000	SF	\$1.22	\$9,760	\$13,3
	(AP) Paint Exterior & Corr Walls	4,000	SF	\$1.22	\$4,880	\$6,6
_	(AP) Finish Doors (Stain)	50	EA.	\$300.00	\$15,000	\$20,5
_	space)	10,000	SF	\$3.25	\$32,500	\$44,5
C1	(AP) Wood Base, Rail & Trim	2,000	LF	\$12.50	\$25,000	\$34,2
C1	(AP) Wall Tile in Private Baths (4' Tali)	4	EA	\$950.00	\$3,800	\$5,2
	HTI)	2	EA	\$3,000.00	\$6,000	\$8,2
C1	(AP) Vinyl Base (where not wood)	1,600	LF	\$3.00	\$4,800	\$6,5
C1	(AP) Carpet Flooring (28 oz Squares)	10,000	SF	\$3.75	\$37,500	\$51,4
C1	(AP) Tile Flooring (Private Baths)	4	EA	\$1,000.00	\$4,000	\$5,4
C1	(AP) Tile Flooring (Private Baths)	2 500	EA	\$1,600.00	\$3,200	\$4,3
C1	(AP) Vinyl Flooring Break & Stor.Rms (AP) Epoxy Terrazzo Floor - Cells	2,500	SF	\$3.00	\$7,500	\$10,2
C1 C1	(SSS) Paneling • Wall (36") Chambers	1,300	SF SF	\$22.00 \$16.50	\$28,600	\$39,2
C1	(SSS) Wood Base, Rail & Trim	200	LF	\$10.50	\$2,640 \$3,500	\$3,6
B1	Painted Walls	40,000	SF	\$17.30	\$48,800	\$4,8 \$66,9
B1	Finish Doors (Stain)	175	EA	\$300.00	\$52,500	\$72,0
B1	Paint Exterior & Corr Walls	20,000	SF	\$1.22	\$24,400	\$33,4
	Wall Fabric or Vinyl	6,000	SF	\$1.95	\$11,700	\$16,0
B1	Wood Base, Rail & Trim	1,000	LF	\$12.50	\$12,500	\$17,1
_		41,500	SF	\$3.75	\$155,625	\$213,4
B1 B1	Carpet Flooring (28 oz Squares)	41,500				
B1 B1 B1	Carpet Flooring (28 oz Squares) Vinyl Base (where not wood)	10,000	LF	\$3.00	\$30,000	\$41,1
B1 B1 B1 E1	Carpet Flooring (28 oz Squares) Vinyl Base (where not wood) Painted Walls	10,000 2,750	LF SF	\$3.00 \$1,22	\$30,000 \$3,355	
B1 B1 B1 E1	Carpet Flooring (28 oz Squares) Vinyl Base (where not wood) Painted Walls Finish Doors (Stain)	10,000 2,750 5	SF EA	\$1,22 \$300.00	\$3,355 \$1,500	\$41,1 \$4,6 \$2,0
B1 B1 B1 E1	Carpet Flooring (28 oz Squares) Vinyl Base (where not wood) Painted Walls	10,000 2,750	SF	\$1,22	\$3,355	\$4,6

	Design Criteria	Lobby Area	Court Area	Paneling Area	Stone Area	
D1	Painted Walls	14,000	SF	\$1.22	\$17,080	\$23,4
D1	Finish Doors (Stain)	25	EΑ	\$300.00	\$7,500	\$10,2
D1	Vinyl Base	1,500	LF	\$3.00	\$4,500	\$6,1
D1_	Vinyl Flooring Break & Stor.Rms	350	LF	\$3.00	\$1,050	\$1,4
D1	Carpet Flooring (28 oz Squares)	7,100	SF	\$3.75	\$26,625	\$36,5
F1	Painted Walls	1,260	SF	\$1.22	\$1,537	\$2,1
F1	Finish Doors (Stain)	4	EA	\$300.00	\$1,200	\$1,6
F1	Paint Exterior & Corr Walls	630	SF	\$1.22	\$769	\$1,0
F1	Carpet Flooring (28 oz Squares)	876	SF	\$3.75	\$3,285	\$4,5
F1	Vinyl Base	210	LF	\$1.70	\$357	\$4
Hi	Painted Walls	1,700	SF	\$1,22	\$2,074	\$2,8
H1	Finish Doors (Stain)	6	EA	\$300,00	\$1,800	\$2,4
H1	Paint Exterior & Corr Walls	1,000	SF	\$1.22	\$1,220	\$1,6
H1	Carpet Flooring (28 oz Squares)	1,275	SF	\$3.75	\$4,781	\$6,5
H1	Vinyl Base	300	LF	\$1.70	\$510	\$7
JI	Painted Walls	2,650	SF	\$1.22	\$3,233	\$4,4
J1	Finish Doors (Stain)	10	EA	\$300.00	\$3,000	\$4,1
J1	Paint Exterior & Corr Walls	500	SF	\$1.22	\$610	\$8
J1	Carpet Flooring (28 oz Squares)	860	SF	\$3.75	\$3,225	\$4,4
J1	Vinyl Base	350	LF_	\$1.70	\$595	\$8
J1	Wall Tile in Private Baths (4' Tall)	1	EA .	\$950.00	\$950	\$1,3
J1	Tile Flooring (Private Baths)	1	EA	\$465.00	\$465	\$6
G1	Painted Walls	15,000	SF	\$1.22	\$18,300	\$25,1
G1	Finish Doors (Stain) Paint Exterior & Corr Walls	40	EA	\$300,00	\$12,000	\$16,4
G1 G1	Wall Fabric or Vinyl	3,000	SF	\$1.22	\$3,660	\$5,0
G1	Wood Base, Rail & Trim	2,500	SF	\$1.95	\$4,875	\$6,6
G1	Carpet Flooring (28 oz Squares)	600	LF 0F	\$12.50	\$7,500	\$10,2
G1	Vinyl Base (where not wood)	6,550 2,000	SF	\$3.75	\$24,563	\$33,6
G1	Wall Tile in Private Baths (4' Tali)	-,	LF	\$3.00	\$6,000	\$8,2
G1	Tite Flooring (Private Baths)	3	EA EA	\$950.00	\$2,850	\$3,9
K1	Painted Walls	2,700	SF	\$465.00 \$1.22	\$1,395	\$1,9
K1	Finish Doors (Stain)	8	EA	\$300.00	\$3,294 \$2,400	\$4,5
K1	Paint Exterior & Corr Walls	1,500	SF	\$1.22	\$1,830	\$3,2
K1	Carpet Flooring (28 oz Squares)	1,826	SF	\$3.75	\$6,848	\$2,5 \$9,3
K1	Vinyl Base (where not wood)	465	LF	\$3.00	\$1,395	\$1,9
L1	Painted Walls	765	SF	\$1.22	5933	\$1,2
1,1	Finish Doors (Stain)	3	EA	\$300.00	\$900	\$1,2
LI	Paint Exterior & Corr Walls	360	SF	\$1.22	\$439	\$6
L1	Carpet Flooring (28 oz Squares)	320	SF ·	\$3.75	\$1,200	\$1,6
L1	Vinyl Base (where not wood)	125	LF	\$1.70	\$213	\$2
M1	Painted Walls	2,750	SF	\$1.22	\$3,355	\$4,6
M1	Finish Doors (Stain)	7	EA	\$300.00	\$2,100	\$2,8
M1	Paint Exterior & Corr Walls	1,350	SF	\$1.22	\$1,647	\$2,2
M1	Carpet Flooring (28 oz Squares)	1,500	SF	\$3.75	\$5,625	\$7,7
M1	Vinyl Base (where not wood)	450	LF	\$1.70	\$765	\$1,0
N1	Painted Walls	6,700	SF	\$1.22	\$8,174	\$11,2
N1	Finish Doors (Stain)	14	EA	\$300.00	\$4,200	\$5,7
N1	Paint Exterior & Corr Walls	2,600	SF	\$1.22	\$3,172	\$4,3
N1	Carpet Flooring (28 oz Squares)	3,660	SF	\$3.75	\$13,725	\$18,8
N1	Vinyl Base (where not wood)	1,030	LF	\$1.70	\$1,751	\$2,4
P1	Painted Walls	7,200	SF	\$1.22	\$8,784	\$12,0
P1	Finish Doors (Stain)	12	EA	\$300.00	\$3,600	\$4,9
P1	Paint Exterior & Corr Walls	500	SF	\$1.22	\$610	\$8
P1	Carpet Flooring (28 oz Squares)	2,945	SF	\$3.75	\$11,044	\$15,1
P1	Vinyl Base (where not wood)	850	LF	\$1,70	\$1,445	\$1,9
			Total	C13	\$2,730,872	\$3,746,34

						····
D11	Conveyance Systems  Design Criteria	In				
	Design Criteria	Building Height	No. Slops	Escalator Use	No. Special Elev.	
$\Box$	General Description:				l	
					***	
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
1	Modify Call Buttons for Lobby Finishes		10	62.075.00	00.075	
C1	(SP) Elevator	1	LS EA	\$3,275.00 \$150,000.00	\$3,275 \$150,000	\$4,49 \$205,77
				\$100,000.00	\$100,000	\$243,77
L						
						*
				ļ		
						*****
						TT-1/4-1-1
ļ			Total	ווט	\$153,275	\$210,270
D21	Plumbing		· · · · · · · · · · · · · · · · · · ·			
וצע	Design Criteria	N 1	N= C	Ne 52 5	n	
	Design Charla	No. Floors	No. Occupants	No. Visitors	Special SF	
	General Description:					<del> </del>
				·		
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code		,	Measurement		(W/O Markup)	(ECCA)
3	Restroom Plumbing (Includes 10% Mark-up)	10	LS	\$30 EEE 00	E20E 4E0	5440.46
٦	Locker Room Plumbing (Includes 10%	10	LQ	\$30,555.00	\$305,550	\$419,169
Ti	mark-up)	1	LS	\$10,480.00	\$10,480	\$14,37
V1	Plumbing - Kit. Sink (Includes 10% Mark-up)	ا.	LS	52 100 00	CO 400	2,05
17	Domestic Water Piping	1	LS	\$3,100.00 \$58,640.00	\$3,100 \$58,640	\$4,253 \$80,445
17	Drain Waste and Vent Piping	1	LS	\$61,730.00	\$61,730	\$84,684
17	Storm Water Piping	1	LS	\$3,150.00	\$3,150	\$4,321
17	Pip Insulation	- 1	LS	\$37,300.00	\$37,300	\$51,170
	Plumbing Valves and Core Drilling Remove and Replace Redundant	1	LS	\$30,870.00	\$30,870	\$42,345
20	Sump Pumps	1	LS	\$175,790.00	\$175,790	\$241,157
S1	Plumbing in Kilchen & DW Areas	. 1	LS	\$28,800.00	\$28,800	\$39,509
A1	(SDJCS) Private Baths (toilet & Lav)	1	EA	\$2,285.00	\$2,285	\$3,135
A1 A1	(SDJCS) Coffee/Work Areas (SDJJF) Private Baths (toilet & Lav)	1 2	EA	\$950.00	\$950	\$1,30
A1	(SDJJF) Coffee/Work Areas	1	EA EA	\$2,285.00 \$950.00	\$4,570 \$950	\$6,269 \$1,303
A1	(DJCS) Private Baths (toilet & Lav)	1	EA	\$2,285.00	\$2,285	\$3,135
A1	(DJCS) Coffee/Work Areas	1	EA	\$950,00	\$950	\$1,303
	(DJJF) Private Baths (tollet & Lav)	2	EA	\$2,285.00	\$4,570	\$6,269
	(DJJF) Coffee/Work Areas (MJCS) Private Baths (toilet & Lav)	1	EA	\$950.00	\$950	\$1,303
A1	(MJCS) Coffee/Work Areas	1	EA EA	\$2,285.00 \$950.00	\$2,285	\$3,135
A1	(MJJF) Private Baths (toilet & Lav)	2	EA	\$2,285.00	\$950 \$4,570	\$1,303 \$6,269
	(MJJF) Colfee/Work Areas	1	EA	\$950.00	\$950	\$1,303
ΑI	(GJF) Private Baths (toilet & Lav)	2	EA	\$2,285.00	\$4,570	\$6,269
A1_	(GJF) Collee/Work Areas	- 1	EA	\$950.00	\$950	\$1,303
A1 A1	(DCO) Private Baths (toilet & Lav) (DCO) Coffee/Work Areas	1	EA	\$2,285.00	\$2,285	\$3,135
C1	(SP) Plumbing	1	EA LS	\$950.00 \$93,820.00	\$950 \$93,820	\$1,303 \$139.70
	(AP) Private Baths (toilet & Lav)	6	EA	\$2,285.00	\$13,710	\$128,707 \$18,808
C1	(AP) Coffee/Work Areas	2	EA	\$950.00	\$1,900	\$2,607
C1	(AP) Detention Fixtures	3	EA	\$4,500.00	\$13,500	\$18,520
	(AP) Detention Shower & Eyewash	1	EA	\$7,930.00	\$7,930	\$10,879
C1 D1	(AP) Showers Kitchen (Sink & Disposal)	3	EA	\$2,400.00	\$7,200	\$9,877
	Coffee/Work Areas	1	EA EA	\$1,200.00 \$950.00	\$1,200 \$950	\$1,646 \$1,303
	Examination Room Sinks	2	EA	\$500.00	\$1,000	\$1,303
J1	Private Baths (toilet & Lav)	1	EA	\$2,285.00	\$2,285	\$3,135
	Private Baths (toilet & Lav)	3	EA	\$2,285,00	\$6,855	\$9,404
G1	Coffee/Work Areas	1	EA	\$950.00	\$950	\$1,303
M1 N1	Coffee/Work Areas Coffee/Work Areas	1	EA	\$950.00	\$950	\$1,300
K1	Coffee/Work Areas	1	EA EA	\$950.00 \$950.00	\$950 \$950	\$1,300 \$1,300
	Collee/Work Areas	1	EA EA	\$950.00	\$950 \$950	\$1,30
						\$ + p.000
			Total		\$905,530	\$1,242,251

D22						
	Design Criteria	Max Tons • A/C	Max Heating Load	VentRetion Quantity	Minimum Load Tone	
	General Description	}	<u> </u>	i	<u> </u>	
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
	Restrooms HVAC (Includes 10% Mark-		1			
3	up) Caoling Loop - 50 Tan Roof Mtd Fluid	10	LS	\$2,845.00	\$28,450	\$39,02
14	Coolers	2	EA	534,540.00	\$69,080	\$94,76
	Cooling Loop - Pumps Piping and Misc.	-		334,340.03	303,000	334.70
14	Equip	1	LS	\$48,765.00	\$48,765	\$66,89
U1	Exhaust Fan	1	LS	\$2,845.00	\$2,845	\$3.90
V1	HVAC (includes 10% Mark-up)	1	LS	\$5,500.00	\$5,600	\$7.68
10	Roof Top Unit - 200,000 CFM - Custom	1	LS	\$840,000.00	\$924,000	\$1,267,58
10	Return Air Fans & VFD's	5	EA	\$29,150.00		\$199,94
10	Air Handling Unit Piping & Controls	1	LS	\$17,600.00	\$17,600	\$24,14
10	Duct Mains - Ea Floor	5	EA	\$40,700.00	\$203,500	\$279,17
10	VAV Zone Boxes	195	ĒΑ	\$4,235.00	\$825,825	\$1,132,90
10	Baseboard Heat - unit Connectors	737	EA	\$330.00	\$243,210	\$333.64
	Baseboard Heat - Assembly, control					4000,01
10	valve and thermostat	245	EA	\$1,030.00	\$252,350	\$346,18
10	Baseboard Heat - Supply/return Piping (1,600 LF) EA Floor	5	EA	567,600.00	\$338,000	\$463,68
10	Hot Water Bollers	3	EA	\$37,730.00	\$113,190	\$155,28
10	Boiler Common Piping	1	EΑ	\$66,000.00	\$66,000	\$90,54
10	Boiler Breaching & Stack	1	EA	\$25,300.00	\$25,300	\$34,70
10	Boiler Controls & Start-up	1	EA	\$8,800.00	\$8,800	\$12,07
10	Test & Balance Air & Water Systems	1	LS	\$91,430.00	\$91,430	\$125,42
10	New Basement Fans	1	LS	\$157,080.00	\$157,080	\$215,49
23	Basement Heat Recovery System	1	LS	\$66,000,00	\$65,000	\$90,54
T1	Locker Room HVAC (Includes 10% mark-up)	1	LS	\$2,845,00	\$2,845	\$3,90
Si	Kitchen Hoods	1		\$10,500.00	\$10,500	\$14.40
Si	Kitchen fans and ductwork	1		\$74,250.00	\$74,250	5101,86
A1	(SDJCS) isolated HVAC	1		\$15,000.00	\$15,000	\$20,578
A1	(DJCS) Isolated HVAC	1		\$15,000.00	\$15,000	\$20,578
A1	(MJCS) Isolated HVAC	1	EA EA	\$15,000.00	\$15,000	\$20,576
	(SP) HVAC	1		\$130,665.00	\$130,665	\$179,25
Ci	(AP) USMS -Special Ventilation	1		\$42,000,00	\$42,000	\$57,618
	The second second second			C-12,000,00	542,000	301,010
				******		
			Total	D22	\$3,938,035	\$5,402,393

Jevelopment Cost Estimating Requ

D31	Fire Protection/Alarm					
	Design Criteria	Hazard Rating	Special Suppression SF	Sprinklered Area	Dry-Pipe Area	
<u> </u>	General Description:			<u>L</u>	L	
	овнега оезоприон.					
l						
L				, . <del></del>	<del></del>	
WI Code	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
18	Fire Alarm System	1	Measurement LS	6275 000 00	(W/O Markup)	(ECCA)
18	Firesprinkler System	1	LS LS	\$275,000.00	-	\$377,259 \$973,32
A1	Sprinklers Adjust Shell to Fit Space	20,124	SF	\$0.50		\$13,80
В1.	Sprinklers Adjust Shell to Fit Space	42,520	SF	\$0.50		\$29,166
<u>C1</u>	Sprinklers Adjust Shell to Fit Space	3,838	SF	\$0.50	\$1,919	\$2,633
D1	Sprinklers Adjust Shell to Fit Space	7,444	SF	\$0.50	\$3,722	\$5,100
E1 F1	Sprinklers Adjust Shell to Fit Space Sprinklers Adjust Shell to Fit Space	1,370	SF	\$0.50	\$685	\$940
H1	Sprinklers Adjust Shell to Fit Space	808 1,275	SF SF	\$0.50 \$0.50	\$404 \$638	\$554
J1	Sprinklers Adjust Shell to Fit Space	860	SF	\$0.50	\$430	\$875 \$590
G1	Sprinklers Adjust Shell to Fit Space	6,550	SF	\$0.50	\$3,275	\$4,493
K1	Sprinklers Adjust Shell to Fit Space	1,826	SF	\$0.50	\$913	\$1,252
L1	Sprinklers Adjust Shell to Fit Space	320	SF	\$0.50	\$160	\$219
M1	Sprinklers Adjust Shell to Fit Space	1,500	SF	\$0.50	\$750	\$1,029
N1 P1	Sprinklers Adjust Shell to Fit Space	3,660	SF	\$0.50	\$1,830	\$2,510
C1	Sprinklers Adjust Shell to Fit Space Sprinklers Adjust Shell to Fit Space	2,945	SF	\$0.50	\$1;473	\$2,020
	Spaniers Adjust Shell to Fit Space	18,460	SF	\$0.50	\$9,230	\$12,662
				7		
1	į					
			7-4-1	D04	## A14 AFA	A
			Total	D31	\$1,041,250	\$1,428,439
D41	& Emerg. Power					
D41	& Emerg. Power	Dimension				
D41	& Ernerg. Power  Design Criteria					
D41						
D41	Design Criteria					
D41	Design Criteria					
D41	Design Criteria			Amps Service	Emergency KW	
	Design Criteria General Description:	Primary Vollage	Connected Watts		Ernergency KW	
WI Code	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump	Primary Vollage	Connected Watts  Unit	Amps Service	Emergency KW	Totals
WI Code 18	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator -	Primary Vollage	Connected Walts  Unit  Measurement LS	Amps Service  Unit Cost \$33,000.00	Emergency KW  Totals (W/O Markup) S33,000	Totals (ECCA) \$45,271
WI Code 18	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to	Primary Vollage	Connected Watts Unit Measurement	Amps Service Unit Cost	Emergency KW  Totals (W/O Markup)	Totals (ECCA) \$45,271
WI Code 18 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator	Primary Vollage	Connected Walts  Unit  Measurement LS	Amps Service  Unit Cost \$33,000.00	Emergency KW  Totals (W/O Markup) S33,000	Totals (ECCA) \$45,271 \$70,547
WI Code 18 15 C1	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator New 800 A Bus Duct System (re-use)	Primary Vollage  Ouantity  1  1  1	Connected Watts  Unit Measurement LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$22,000.00 \$71,550.00	Totals (W/O Markup) \$33,000	Totals (ECCA)
WI Code 18 15 C1 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator New 800 A Bus Duct System (re-use)	Primary Vollage  Ouantity  1  1  1  1  1	Unit Measurement Ls Ls LS LS LS	Unit Cost \$33,000 00 \$51,425,00 \$22,000.00 \$71,550.00 \$69,050.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050	Totals (ECCA) S45,271 S70,547 S30,181 S98,156 S94,726
WI Code 18 15 C1 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator New 800 A Bus Duct System (re-use) 1200 A Buss Duct System (re-use) Main Distribution Equipment	Primary Vollage  Ouantity  1  1  1  1  1  1	Unit Measurement LS LS LS LS LS LS	Unit Cost \$33,000 00 \$51,425,00 \$22,000.00 \$71,550.00 \$69,050.00 \$45,430.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430	Totals (ECCA) \$45,271 \$70,547 \$30,181 \$98,156 \$94,726 \$62,323
WI Code 18 15 C1 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator New 800 A Bus Duct System (re-use) 1200 A Buss Duct System (re-use) Main Distribution Equipment New Transformers	Ouantity  1  1  1  1  1  1  1  1	Unit Measurement LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$22,000.00 \$71,550.00 \$69,050.00 \$45,430.00 \$76,560.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560	Totals (ECCA) \$45,271 \$70,547 \$30,181 \$98,156 \$94,726 \$62,323 \$105,029
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$30,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump Replace Emergency Generator - outdated Up-grade Emergency Generator to 200KW for added USMS Elevator New 800 A Bus Duct System (re-use) 1200 A Buss Duct System (re-use) Main Distribution Equipment New Transformers	Ouantity  1  1  1  1  1  1  1  1	Unit Measurement LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$22,000.00 \$71,550.00 \$69,050.00 \$45,430.00 \$76,560.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560	Totals (ECCA) \$45,271 \$70,547 \$30,181 \$98,156 \$94,726 \$62,323 \$105,029
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$30,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,156 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$76,560.00 \$22,000.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181
WI Code 18 15 C1 15 15 15 15	Design Criteria  General Description:  Item Description  Emergency Generator for Fire Pump  Replace Emergency Generator - outdated  Up-grade Emergency Generator to 200KW for added USMS Elevator  New 800 A Bus Duct System (re-use)  1200 A Buss Duct System (re-use)  Main Distribution Equipment  New Transformers  New Utility Transformer	Primary Vollage  Quantity  1  1  1  1  1  1  1  1  1	Connected Watts  Unit Measurement LS LS LS LS LS LS LS LS LS LS LS LS LS	Unit Cost \$33,000.00 \$51,425.00 \$71,550.00 \$71,550.00 \$45,430.00 \$22,000.00 \$188,415.00	Totals (W/O Markup) \$33,000 \$51,425 \$22,000 \$71,550 \$69,050 \$45,430 \$76,560 \$22,000	Totals (ECCA) \$45,271 \$70,547 \$39,181 \$98,155 \$94,726 \$62,323 \$105,029 \$30,181

D42	Lighting and Branch Wiring					
	Design Criteria	Lighting Watte/SF	Occ, Sensor Area	Receptacle Watts/SF	Spare Watts/SF	
	General Description:					
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
	Restroom Electrical (Includes 10%		, ,			
3	Mark-up) Locker Room Electrical (Includes 10%	10	LS	\$4,920.00	\$49,200	\$67,495
T1	mark-up)	1	LS	\$4,500.00	\$4,500	\$6,173
U1	Special Lighting	1	LS	\$212.00	\$212	\$291
U1	Electrical system	1	LS	\$2,108.00	\$2,108	\$2,892
1	Special Lighting in Main Lobby	1	LS	\$20,124.00	\$20,124	\$27,607
1	Electrical system	1	LS	\$8,096.00	\$8,096	\$11,108
V1	Electrical (Includes 10% Mark-up)	1	LS	\$31,000.00	\$31,000	\$42,527
Si	Kitchen Electrical and Connections	1	LS	\$22,500.00	\$22,500	\$30,867
4	Elect, Power to Shell Outlets & Equip	1	L.S	\$123,000.00	\$123,000	\$168,738
4	Lighting for shell ceilings	125,000	SF	\$3.77	\$471,250	\$646,484
2	Lighting for shell ceilings	35,000	SF	\$3.77	\$131,950	\$181,016
A1	(SDJCS) Special Lighting (Courtrm)	1	EΑ	\$42,000.00	\$42,000	\$57,618
A1	(SDJCS) Power and RI for Data & Sec.	1,330	SF	\$25.00	\$33,250	\$45,614
A1	(SDJCS) Special Lighting (Chmbr Off)	1	EA	\$20,000.00	\$20,000	\$27,437
A1	(SDJCS) Power and RI for Data & Sec.	1,840	SF	\$25.00	\$46,000	- \$63,105
A1	(SDJJF) Power and RI for Data & Sec.	350	SF	\$25.00	\$8,750	\$12,004
A1	(DJCS) Special Lighting (Courtm)	1	EΑ	\$60,000.00	\$60,000	\$82,311
A1	(DJCS) Power and RI for Data & Sec.	2,750	SF	\$25.00	\$68,750	\$94,315
A1	(DJCS) Special Lighting (Chmbr Off)	1	EA	\$20,000.00	\$20,000	\$27,437
A1	(DJCS) Power and RI for Data & Sec.	2,290	SF	\$25.00	\$57,250	\$78,538
A1	(DJJF) Power and RI for Data & Sec.	350	SF	\$25.00	\$8,750	\$12,004
A1	(MJCS) Special Lighting (Courtrm)	1	EA	\$42,000.00	\$42,000	\$57,618
A1	(MJCS) Power and Ri for Data & Sec.	1,200	SF	\$25.00	\$30,000	\$41,155
A1	(MJCS) Special Lighting (Chmbr Off)	1	EA	\$20,000.00	\$20,000	\$27,437
A1	(MJCS) Power and RI for Data & Sec.	1,400	SF	\$25.00	\$35,000	\$48,015
A1	(MJJF) Power and RI for Data & Sec.	700	SF	\$25.00	\$17,500	\$24,007
A1	(GJF) Power and RI for Data & Sec.	900	SF	\$25.00	\$22,500	\$30,867
A1	(DCO) Power and RI for Data & Sec.	3,125	SF	\$25.00	\$78,125	\$107,176
<u>A1</u>	(JUS) Power and RI for Data & Sec.	1,500	SF	\$25.00	\$37,500	\$51,444
C1	(SP) Electrical	1	LS	\$157,245.00	\$157,245	\$215,717
C1	(AP) Power and RI for Data & Sec.	18,460	SF	\$6.50	\$119,990	\$164,608
	(AP) Add for Detention Area	3,838	SF.	\$1.50	\$5,757	\$7,898
	Power and RI for Data & Sec.	42,520	SF	\$6.50	\$276,380	\$379,152
***************************************	Power and RI for Data & Sec.	1,370	SF	\$6.50	\$8,905	\$12,216
	Power and RJ for Data & Sec.	7,444	SF	\$6.50	\$48,386	\$66,378
	Power and Ri for Data & Sec.	876	SF	\$6.50	\$5,694	\$7,811
	Power and RI for Data & Sec.	1,275	SF	\$6,50	\$8,288	\$11,369
	Power and Ri for Data & Sec. Power and Ri for Data & Sec.	860	SF	\$6.50	\$5,590	\$7,669
		6,550	SF	\$6.50	\$42,575	\$58,407
	Power and RI for Data & Sec.	1,826	SF	\$6.50	\$11,869	\$16,282
	Power and RI for Data & Sec.	320	SF	\$6,50	\$2,080	\$2,853
M1	Power and RI for Data & Sec. Power and RI for Data & Sec.	1,500	SF cr	\$6.50	\$9,750	\$13,376
	Power and RI for Data & Sec.	3,660	SF	\$6.50	\$23,790	\$32,636
24	Conduit for Security Equipment	2,945	SF	\$6.50	\$19,143	\$26,261
. 44	Conson for Security Equipment	500	LF	\$5.00	\$2,500	\$3,430
			·			
		<u> </u>	Total	D42	\$2,259,256	\$3,099,360
	Mar-04				Yerelearnet Co	

evelopment Cost Estimating Requ

D43	Other Electrical Systems					
	Design Criteria					
	General Description:					
			•			
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
13	Conduit for access to Satellite on Roof	150	LF	\$7.25	\$1,088	\$1,492
13	Cable Tray System in Corridors	1,875	LF	\$16.50	\$30,938	\$42,442
_13	Main Data System Backbone Conduit	1,200	LF	\$8.80	\$10,560	\$14,487
13	Rough-in Fiber Backbone	150	LF	\$8.00	\$1,200	\$1,646
13	Lightning Protection System	1	LS	\$30,000.00	\$30,000	\$41,15
			Total	D43	\$73,785	\$101,222

E11	Equipment & Furnishings  Design Criteria		Hoist Capacity			
	Design Chierja	ple, European Walter, alcon-	Hoist Capacity			
	General Description:					
		1			, , , , , , , , , , , , , , , , , , , ,	***************************************
Wi Code	Item Description	Quantily	Unil	Unit Cost	Totals	Totals
3	Shelving in Janitor Closets	10	Measurement LS	\$100.00	(W/O Markup) \$1,000	(ECCA)
3	Plastic Laminate Countertop	10	LS	\$340.00	\$3,400	\$1,37 \$4,66
T1	Plastic Laminate Countency	1	LS	\$400.00	\$400	\$54
T1	Lockers	1	LS	\$1,320.00	\$1,320	\$1,81
T1	Dressing Bench	1	LS	\$620.00	\$620	\$85
U1	Cabinet & Tops	1,	LS	\$582.00	\$582	\$79
1	Cabinet & Tops	3	LF	\$728.00	\$2,184	\$2,99
1	Custom Door sys. @ Elevator Consol Moving, Storage & Installation of Lobby	1	LS	\$396.00	\$396	\$54
1	Artwork	1	LS	\$45,000.00	\$45,000	\$61,73
V1	Plastic Laminate Countertop	1	LS	\$400.00	\$400	\$54
V1	Built-in Cabinets (Base Only)	18	LF	\$250.00	\$4,500	\$6,17
V1	Built-in Cabinets (Upper Only)	12	LF	\$150.00	\$1,800	\$2,46
S1	Kitchen Equipment	1	LS	\$60,000.00	\$60,000	\$82,31
^4	(SDJCS) Courtroom Judge's Bench	_				
A1	Unit Assembly	1	EA EA	\$15,500.00	\$15,500	\$21,26
A1	(SDJCS) Court Wall Divider Wall	40	LF	\$27,000.00 \$150.00	\$27,000 \$6,000	\$37,04
	(SDJCS) Clerks Desk	1	EA	\$7,450.00	\$7,450	\$8,23 \$10,22
A1	(SDJCS) Witness Stand	1	EA	\$6,500.00	\$6,500	\$8.91
A1	(SDJCS) New Audience Benches		LF	\$150.00		7 7/1/2
	(SDJCS) Install exist Audience					
	Benches	75	L,F	\$30.00	\$2,250	\$3,08
	(SDJCS) Built-in Cabinets (Base Only)	25	LF	\$250.00	\$6,250	\$8,57
	Only) (SDJJF) Built-in Cabinets (Base Only)	25 10	LF LF	\$150.00	\$3,750	\$5,14
	(SDJJF) Built-in Cabinets (Upper Only)	10	LF LF	\$250.00 \$150.00	\$2,500 \$1,500	\$3,43
	(DJCS) Courtroom Judges Bench Unit	1	EA	\$20,000.00	\$20,000	\$2,05 \$27,43
	(DJCS) Courtroom Jury Box Assembly	1	EA	\$30,000.00	\$30,000	\$41,15
A1	(DJCS) Court Wall Divider Walls	60	LF	\$150.00	\$9,000	\$12,34
	(DJCS) Clerks Desk	1	EA	\$8,000.00	\$8,000	\$10,97
	(DJCS) Witness Stand	1	EA	\$6,500.00	\$6,500	\$8,91
A1	(DJCS) New Audience Benches		LF	\$200.00		NAPOWE
A1 A1	(DJCS) Install Exist Audience Benches (DJCS) Built-in Cabinets (Base Only)	600	LF	\$30.00	\$18,000	\$24,69
A1	(DJCS) Built-in Cabinets (Dase Only)	25 25	LF LF	\$250.00 \$150.00	\$6,250	\$8,57
A1	(DJJF) Built-in Cabinets (Base Only)	10	LF	\$250.00	\$3,750 \$2,500	\$3,43
	(DJJF) Built-in Cabinets (Upper Only)	10	LF I	\$150.00	\$1,500	\$2,05
A1	(MJCS) Courtroom Judges Bench Unit	1	ĘΑ	\$15,500.00	\$15,500	\$21,26
A1	(MJCS) Courtroom Jury Box Assembly	1	ËΑ	\$27,000.00	\$27,000	\$37,04
	(MJCS) Court Wall Divider Walls	40	LF	\$150.00	\$6,000	\$8,23
	(MJCS) Clerks Desk	1	EA	\$7,450.00	\$7,450	\$10,22
	(MJCS) Witness Stand	1	EA !	\$6,500.00	\$6,500	\$8,91
A1	(MJCS) New Audience Benches (MJCS) Install Exist Audience Benches	70	LF	\$150.00		
	(MJCS) Built-in Cabinets (Base Only)	75 25	LF LF	\$30.00 \$250.00	\$2,250	\$3,08
A1	(MJCS) Built-in Cabinets (Upper Only)	25	LF LF	\$250.00 \$150.00	\$6,250 \$3,750	\$8,57 \$5,14
A1	(MJJF) Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,43
A1	(MJJF) Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,05
A1	(GJF) Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,43
A1	(GJF) Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,05
A1	(DCO) Built-in Cabinets (Base Only)	30	LF	\$250.00	\$7,500	\$10,28
A1	(DCO) Built-in Cabinets (Upper Only)	30	ᄕ	\$150.00	\$4,500	\$6,17
A1	(JUS) Built-in Cabinets (Base Only)	50	LF	\$250.00	\$12,500	\$17,14
A1 C1	(JUS) Built-in Cabinets (Upper Only) (SP) Cabinets	50	孔	\$150.00	\$7,500	\$10,28
01	Accessories	1	LS LS	\$8,920.00	\$8,920 \$5,136	\$12,20
	(SP) Detention Equipment	1	LS	\$5,126.00 \$318,100.00		\$7,00 \$436.30
	(AP) Built-in Cabinets (Base Only)	30	LF	\$250.00	\$318,700	\$436,38 \$10,28
	(AP) Built-in Cabinets (Upper Only)	30	LF	\$150.00		\$6,1
C1	(AP) Add to Sec. Door Controls	1	LS	\$25,000.00		\$34,29
C1	(AP) Security Ceilings	1,300	SF	\$45.00	\$58,500	\$80,25
C1	(AP) Cell Fronts	1,000		\$37.00	\$37,000	\$50,75
C1	(AP) Cell Doors w/ Hdwr		EA	\$1,200.00		\$4,93
C1	(AP) Cell Equip. (Bench, Scm)	3	EA	\$1,200.00	\$3,600	\$4,90

C1	(AP) Interview Room Stools	3	EA	\$210.00	\$630	\$864
C1	(AP) Interview Room Counters	15	LF	\$130.00	\$1,950	\$2,675
C1	(AP) Ballistic Doors	5	EA	\$2,700.00	\$13,500	\$18,520
C1	(AP) Ballistic Windows	4	EA	\$5,000.00	\$20,000	\$27,437
C1	(AP) Ballasting Wall Armor Panels	1,000	SF	\$34.00	\$34,000	\$46,643
C1	(AP) Security Mesh for walls	5,000	SF	\$6.60	\$33,000	\$45,271
C1	(SSS) Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,430
D1	Built-in Cabinets (Base Only)	15	LF	\$250.00	\$3,750	\$5,144
D1	Built-in Cabinets (Upper Only)	15	LF	\$150.00		\$3,087
Н1	Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,430
H1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
J1	Built-in Cabinets (Base Only)	15	L.F	\$250.00	\$3,750	\$5,144
J1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
G1	Built-in Cabinets (Base Only)	15	LF	\$250.00	\$3,750	\$5,144
G1	Built-in Cabinets (Upper Only)	30	ĻF	\$150.00	\$4,500	\$6,173
К1	Built-in Cabinets (Base Only)	10	ĻF	\$250.00	\$2,500	\$3,430
K1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
M1	Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,430
M1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
N1	Built-in Cabinets (Base Only)	10	LF	\$250.00	\$2,500	\$3,430
N1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
P1	Built-in Cabinets (Base Only)	10	LF	\$250.00		\$3,430
P1	Built-in Cabinets (Upper Only)	10	LF	\$150.00	\$1,500	\$2,058
			Total	E11	\$1,037,428	\$1,423,195

F11	Special Construction			·		
	Design Criteria	T	<u> </u>	1		
	General Description:					
					***************************************	
W!	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code		<u> </u>	Measurement		(W/O Markup)	(ECCA)
	Entry Screening Station - Bullet		~~			
7	Resistant Glass Entry Screening Station - Bullet	94	SF	\$100.00	\$9,400	\$12,89
1	Resistant Wall Panels	30	SF	\$34.00	\$1,020	\$1,39
C1	(SSS) Bullet Resistant Glass	120	SF	\$100.00	\$12,000	\$16,46
C1	(SSS) Ballasting Wall Armor Panels	160	SF	\$34.00	\$5,440	\$7,46
25	Repair Connections at Entry Shade Structures	В	EA	63 E00 00	cap agg	P20 44
	Fill/ Fireproof existing floor ouct		EA	\$3,500.00	\$28,000	\$38,41
27	openings @ windows	632	EA	\$75.00	\$47,400	\$65,02
				<u> </u>		
			· Total	 	\$103,260	\$141,657
			10101	-	\$100,200	\$141,007
F12	BUILDING DEMOLITION	AND				
	Design Criteria	Demolition SF	Abatement SF			
	0			<u> </u>		•••
	General Description:					
WI	Item Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
9	Joints	26,500	1.F	\$0.68	\$18,020	\$24,72
9	Joints	15,500	LF	\$0.34	\$5,270	\$7,230
9	Demo Existing Window Units	632	EA	\$29.50	\$18,644	\$25,577
12	Demo Existing Roof Membrane Only	34,011	SF	\$1.12	\$38,092	\$52,257
1	Demo Existing Storefront system	280	SF	\$14.00	\$3,920	\$5,378
1	Demo Existing Terrazzo surface	1,683	SF	\$3.00	\$5,049	\$6,926
1	Remove Terrazzo Wall Base	85	LF	\$5.00	\$425	\$583
1	Remove & Salvage Granite wall panels	440	SF	\$3.65	\$1,606	\$2,203
	Remove Filter Rooms on Ea Floor	10	EA	\$550,00	\$5,500	\$7,545
	Remove Multi-zone Units	9	EA	\$2,200.00	\$19,800	\$27,163
	Remove Return Air Fans Remove Boilers	9	EA	\$550.00	\$4,950	\$6,791
	Remove Existing Piping	2	LS	\$2,475.00	\$4,950	\$6,79
S1	Demo Wet, Window for New Door	1	LS	\$24,550.00	\$24,550	\$33,679
	(SP) Demo Floors for New Prisoner		LO	\$2,500.00	\$2,500	\$3,430
	Elevator	1	LS	\$19,533.00	\$19,533	\$26,796
	Demolition, Containments and					
в	Abatement on Basement & Subbasement	1	LS	5720 005 00	5000.005	0045 000
	Demolition, Containments and	- '	LO	\$229,906.00	\$229,906	\$315,397
	Abatement on 1st Floor	1	LS	\$928,435.00	\$928,435	\$1,273,673
	Demolition, Containments and Abatement on 2nd Floor			61 000 010 55		
	Demolition, Containments and	1	LS	\$1,060,842.00	\$1,060,842	\$1,455,316
В	Abatement on 3rd Floor	1	LS	\$1,145,991.00	\$1,145,991	\$1,572,128
В	Demolition, Containments and Abatement on 4th Floor	1	10	C1 055 107 00	64 020 403	P4 +00 C ::
	Demolition, Containments and		LS	\$1,056,187.00	\$1,066,187	\$1,462,648
8	Abatement on 5th Floor	1	LS	\$1,133,813.00	\$1,133,813	\$1,555,421
8	Demolition, Containments and Abatement on Penthouses	1	LS	\$27,346.00	\$27,346	\$37,515
		'		00,040,00	961,040	301,315
]	=					
		<u> </u>	Total	F12	SE 765 200	ያ ያ
	Mar-04		iotal	iect Developme	\$5,765,329	\$7,909,166

	Design Criteria	Demolition CF	Parking Area	Available Utilities	Plaza Area	
	General Description:			<u>.                                    </u>		
	General Description,					
WI	llem Description	Quantity	Unit	Unit Cost	Totals	Totals
Code			Measurement		(W/O Markup)	(ECCA)
20	Patch and Repair Subbasement	1	LS	\$6,861.00	\$6,861	\$9,41
S1	Patch & Repair Patio at new Door	1	LS	\$2,100.00	\$2,100	\$2,88
						*****
	]		Total	G11	\$8,961	\$12,29
					φ0,001	Ψ12,23
G12	Related					
	Design Criteria	Tunnel Length	Bridge Length			
				<u> </u>		
	General Description:					
WI	General Description:	Quantity	Unit	Unit Cost	Totals	Totals
		Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
		Quantity		Unit Cost	1	
		Quantity		Unit Cost	1	
		Quantity		Unit Cost	1	
		Quantity		Unit Cost	1	
WI Code		Quantity			1	

PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL, USE ONLY Do not remove this notice
Properly destroy documents when no longer needed



U.S. General Services Administration Rocky Mountain Region Denver Federal Center, Bldg. 41 Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT PN: Pr20040830039

Ignice Dinkel 2/8/05	rol 2/8/05		
,	Dura/Succession Others		
Comment No.	Dwg/Spec or Omer Reference	Comment	Response
Ţ	Acknowledgements	Change subheading from "U.S. District Courts" to "U.S. Judiciary."	Document Revised
		Change order and titles to:	
		"Susan Nybo, Deputy Clerk, U.S. District Court,"	
	-	"Susan Kim, Assistant Circuit Executive,"	
		"Cliff Harlan, Circuit Project Manager."  No change to Robert Fay.	
2	Intro/Exec	Second Paragraph, Last Sentence	Document Revised
	Summary, Pg 2,	The US Courts Design Guide will only be able to serve	
	Programming	as a resource to the project in terms of space features and	
	Issues	performance. The USCDG establishes space sizes which	
		will not be considered in the project due to the space	
		moratorium. Suggest the narrative acknowledge this	
	A Comment of the Comm	distinction.	
83	Design Program,	Table "A"	The Table has been revised.
	Pg 7, Current	Vertical circulation is considered unmarketable and	
	Housing Plan	therefore not a part of the rentable space, so it makes	
		sense to subtract it from the gross to arrive at a building	
		rentable square footage. However, the table reffects	
		subtotals labeled "NET, BASEMENT and Rentable"	
••		which are not consistent with GSA's standards for	
		measuring space. Suggest re-labeling "NET" to	
,		"Building Rentable." It is not clear to me why the	
		basement area of 31,160 is being subtracted for a	
		subtotal of 174,361 as this is not the true building	
		rentable.	



U.S. General Services Administration Rocky Mountain Region Denver Federal Center, Bldg. 41 Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT PN: Pr20040830039

Janice Dinkel 2/8/05	2/8/05		
Januar Zamar	colo ziolos		
Comment No.	Dwg/Spec or Other Reference	Comment	Response
4	Design Program,	Table "B"	The Table has been revised.
	Pg 8, Current Housing Plan "	Data needed to complete table.	
5	Design Program,	Table "C"	The Table has been revised.
	Pg 9, Current Housing Plan	Data needed to complete table.	
9	Cost, Justifications	4th Paragraph, Last Sentence	Document Revised. Last minute change to keep cost defail in
	& Budget Analysis,	Contradicts 5 <sup>th</sup> Paragraph, Last Sentence – It appears the	the main volume of the study.
	Pg 12, General &	Detail Tenant cost Summary is in Appendix 3 rather than	
	Introduction	Volume Z.	
		6 <sup>th</sup> Paragraph, 5 <sup>th</sup> Sentence	
		Suggest adding a statement that recommending that tenant agencies consult their own sources to validate the	
		estimates depicted in the Tenant Relocation Cost	
		Summary.	
7	Cost, Justifications	Space Planning Costs	Documents revised to add clarification.
	& Budget Analysis,	Need to verify that the space planning costs are indeed	•
	Pg 21,	over and above space planning services provided as part	
	Justinications, Tenant Relocation	of GSA's standard services. (Aren't DJDs included in the shell?)	
	Costs		



U.S. General Services Administration
Rocky Mountain Region
Denver Federal Center, Bldg. 41
Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT PN: Pr20040830039

Janice Dinkel, 2/8/05	tel, 2/8/05		
Comment No.	Dwg/Spec or Other Reference	Comment	Response
8	Cost, Justifications & Budget Analysis, Pg 21, Justifications, Tenant Relocation Costs	Leased Space Costs, 3 <sup>rd</sup> Paragraph Recommend including a factor for the following in determining a per square foot rate:  • Security Set-Back • Progressive Collapse • Security Glazing • Secured Parking Additionally, GSA needs to confirm whether that the current market rates include a tenant fit-out allowance and consider a factor for adjustment as appropriate in determining the projected rate for April 2008. Include a statement that the rate reflects a fully serviced lease, including operating rent.	GSA- Scott to respond, this narrative was provided as clarification to calculations of the lease rates by internal GSA information.
6	Work Item Narratives, Page 2	Asbestos Abatement, Phasing This paragraph still speaks to occupancy by the Court during construction. This needs to be rewritten as the premise will be that the Courts are relocated to temporary leased space during construction.	The document was revised to remove this paragraph.
10	Appendix 3, Cost Details	Raised Floor  Need to confirm this as a Court requirement.	There should be no cost for raised floor in the USDC costs, only USMS and BOR requested this for computer spaces.
1.1	Appendix 3, Cost Details	General Comment It appears each of the detail sheets use 175,152 as the "GSF Project Area." Shouldn't this be adjusted to reflect the area for the specific tenant, i.e. xxx square feet for the US District Court and yyy square feet for the BOR, etc? Otherwise, the ECC Cost/GSF is distorted.	We discussed this GSA OCA and it was decided to leave the form as is. The summary page was revised to give the cost per useable area for reference.



# U.S. General Services Administration

Rocky Mountain Region Denver Federal Center, Bldg. 41

Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse **LOCATION: Billings MT** PN: Pr20040830039

	207076		
Jamice Dinkel, 2/8/05	tel, 2/8/US		
Comment No.	Comment Dwg/Spec or Other No. Reference	Comment	Response
12	Appendix 3, Cost Details	General Comment  Need to correct the agency bureau codes. For instance, the Code for Probation is 1046, not 4200. Review all codes.	Document has been revised.
13	Appendix 3, Cost Details	U.S. District Court  Need to breakout costs presently shown for the U.S.  District Court to the following: 1005 Grand Jury Suite 1041 District Court/Chambers 1044 District Court Clerk 1042 Magistrate (See Below)	A summary sheet has been added after the TI Sheet and before the detail sheets.

District Clerk offices, intake and file areas, Jury Assembly Areas, and other associated areas, and Court Reporter/Recorder Spaces; District Judge Chambers Suites, Judges' restricted corridor, Judges' elevator lobbies, Judges' shared conference room, District Magistrate Courtrooms, Jury Deliberation, Attorney Conference and Dispute Resolution Suites; Magistrate Chambers Suites, Courtrooms, Jury Deliberation, Attorney Conference and courtroom waiting area; Attorney Lounge/Workrooms. Judges' restricted corridor, Judges' elevator lobbies; courtroom waiting area; Attorney Lounge/Workrooms. Press/Media Room, Training Room, District Executive offices. Grand Jury Suites only 1005 1042 1044 1041



U.S. General Services Administration

Rocky Mountain Region Denver Federal Center, Bldg. 41 Denver, CO 80225

90% Submittal

PN: Pr20040830039

PROJECT: James F. Battin Federal Building & US Courthouse

LOCATION: Billings MT

Jane Sotelo, 3/4/05	, 3/4/05		
Comment No.	Dwg/Spec or Other Reference	Comment	Response
ï	pg. 2 – Programming	The USMS has 11,373 usf of administrativethis along with 7633 usf of expansion space and existing.	Document Revised
	issues, pp. 4.		
2.	Current Housing Plan	Use STAR data please – 56 inside parking, 10 are vacant and 5 outside parking spaces	Document Revised
3.	Current Housing Plan	The building configuration numbers do not match STAR (Table A). I don't know what to do about this. I just	The table has been revised
		don't know if this is a big deal or not. Here is the STAR breakdown:	
4.	Table B	Table B is confusing because the elements of the	The table has been revised
		stacking diagram and housing plan are combined so let's do this:	
5.	Table C	Same comment as Table B	The table has been revised
.9	Pg. 26 & 27	The cafeteria, locker/shower rooms and business center need to be taken out of shell numbers and treated as a TI	Document Revised to move the work items to TI sheets.
		similar to the health unit.	
7.	Pg. 27 & 28	Remove "shell sub" from the bottom line of each table.	Document Revised
8.		Question - do the first floor windows not need replacing?	They should be considered for replacement.



## U.S. General Services Administration

Rocky Mountain Region Denver Federal Center, Bldg. 41

Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT PN: Pr20040830039

indicated in the introduction. GSA is working on additional GSA to address existing conditions and concerns of tenants. Document mentions the requirement (see Design Program section), but due to the USDC moratorium this was not The study addresses the Battin FB/CH and the scope addressed. This can be a topic for the final design. The introduction narrative has been amended. information as needed by the courts. Response we have a general concern that the Feasibility Study does In addition, the study does not yet provide adequate cost determine the most cost-effective solution for their longvacate the Battin Building immediately if there is a third Listed below are comments from our office on the 90% prospectus. This is critical if the region is to convey the Feasibility Study. In addition to the specific comments, USMS in a separate leased building while returning the urgency and obtain approval from their Central Office, not adequately convey the urgency of this project. As stated explicitly in previous meetings, the Courts will Pg 2 - Per court request, Option 3 should include an mention this situation, nor the need for an expedited release of asbestos. The Feasibility Study does not alternate to house the District Court and other federal agencies to the Battin Comment information to allow the courts to term occupancy needs in Billings. OMB and Congress. Cliff Harlan, Circuit Architect, 3/8/05 Dwg/Spec or Other General Comment Summary/Business General Comment Justifications/Impl Programs/Costs, Plan/Design ementation: Executive Comment તાં e;



90% Submittal

Cliff Harlar	Cliff Harlan, Circuit Architect, 3/8/05	/05	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
4	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 2 - The USDC also has storage space on the basement level as well as parking.	Document Revised
ý	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl	Pg 2 - Programming Issues - Although the courts are currently under a moratorium, language should be added that allows consideration of addressing circulation pathways per the current requirements. There is no separate circulation for judges, prisoners or the public in the existing plan.	Document mentions the requirement (see Design Program section), but due to the USDC moratorium this was not addressed. This can be a topic for the final design.
.6	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 4 - Option "3" - Clarify why a separate lease construct would result in a capital lease. Discussions at the last meeting indicated that the Court family including the Probation office and USMS would consider a separate building. Update lease rate information.	Document Revise, additional information added.
7.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 4 - There are already 3 contradictory lease rates: the numbers on this page; the February 16, 2005 memo; and what was verbally passed on to the courts last week. Need a credible lease rate number and back up information.	Document Revise, additional information added.



90% Submittal

Cliff Harlar	Cliff Harlan, Circuit Architect, 3/8/05	105	
Comment No.	Dwg/Spec or Other Reference	Соттепт	Response
ø.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 4 - Recommendation is not clear. Option "3" is called out but does not explain why a capital lease would not be feasible. Also suggest making it more clear that the latter part of the recommendation is referring to Option 4.	Document Revised, additional information added.
ó	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Page 6 - Are the NEPA requirements for this project likely to impact the schedule?	GSA can address in the next phase of the project.
10.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 7 - The last statement is contradictory to the detailed cost estimates based on Design Guide sizes of courtrooms and chambers which is probably a better method of estimating. Rephrase to reflect that cost estimates were based on benchmarks for court spaces. This feasibility study should address worst case scenarios or "maximum" costs so that sufficient funds are requested - however it must be credible without so much contradictory information.	Costs for the Tenant Improvements are all based on reconstructing the existing spaces in the Battin Building with current sizes and finishes.
ij	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 8 - 2nd paragraph - recommend adding "Space planning for all of the floors might also consider opportunities to absorb redundant corridors or add security circulation"	Document Revised



90% Submittal

Cliff Harlan	Cliff Harlan, Circuit Architect, 3/8/05	705	
Comment No.	Dwg/Spec or Other Reference	Соттепт	Response
12.	Executive	Pg 9 - The Housing plan presented in Table B does not	The table has been revised
	Summary/Business	show tenant rentable SF as noted in the explanation.	-
	Plan/Design		
	Programs/Costs,		
	ementation:		
13.	Executive	Pg 9 - Please clarify why two housing plans are provided	Document Revised, the intent was to indicate that the housing
	Summary/Business	for Option 3.	plan areas for both options use the same areas.
	Plan/Design		
	Programs/Costs,		
	Justifications/Impl		
	ementation:		
14.	Executive	Pg 12 - Please note that consideration will not be given	Document Revised to eliminate the recommendation.
	Summary/Business	to moving 2 chambers and courtrooms to the 4th floor.	
	Plan/Design	The court program should remain consolidated on one	
	Programs/Costs,	floor.	
	Justifications/Impl		
	ementation:		
15.	Executive	Pg 14 - Please clarify what happened to Work Items 2, 5,	Document Revised, these were moved or eliminated.
	Summary/Business	6, 7.	
	Plan/Design		
	Programs/Costs,		
	Justifications/Impl		
	ementation:		



90% Submittal

		The street of th	
Cliff Harla	Cliff Harlan, Circuit Architect, 3/8/05	105	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
16.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl	Pg 20 - Rephrase the TI Justification and section for the courts. Explain how the rent will be affected with ROI pricing. Again, consideration should be given to addressing circulation issues.	Some Clarification has been added but GSA & USDC need to determine how the circulation space can best be addressed.
17.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 22 - The April 2008 occupancy date for swing space is outdated. Given the urgency of this project, the swing space should be taken sooner.	Document Revised to indicate 2006 as a likely date under current understandings.
18.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 23 - Please clarify source of USDC court TI cost shown in the Option 3 Budget Analysis chart.	GSA provided benchmark costs.
19.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 24 - Please clarify what factors are creating different TI amortization amounts between the Option 3 and Option 4 charts.	Document Revised, additional information added.



90% Submittal

Cliff Harlan	Cliff Harlan, Circuit Architect, 3/8/05	3/05	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
20.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 29 - The Implementation Plan - it is not clear the traditional design and bid is the best delivery method. There is insufficient information/analysis on other delivery methods such as design bridging or CmC. For this type of project, having the contractor on board early has many advantages. There is concern about the timeline as well. These alternate delivery methods have provided the final project much quicker. It also puts the accountability on the contractor.	Document Revised, a CMC Delivery process is now the preferred approach.
21.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 29 - Please revise the 'Project Schedule' section to reflect recent discussions about an expedited prospectus. Please revise associated Gantt charts and include important milestones in Option 4 (pg 32) that appear in Option 3 (i.e. prospectus submissions and approvals).	This is still pending approvals. Schedules remain the same until future date.
22.	Executive Summary/Business Plan/Design Programs/Costs, Justifications/Impl ementation:	Pg 30 - Option 4 - statement: "temporary tenant housing renovation and moving costs are assumed funded out of each agency's annual budget appropriations." This is an incorrect assumption. GSA must provide assistance with move costs, etc., since there is insufficient time to budget for these items. Any build-out would be amortized into the rent.	GSA to address this comment.
23.	Work Item Narratives	Pg 4 - Please confirm if #3 is still relevant.	Document Revised, this no longer applies.



90% Submittal

Cliff Harlan	Cliff Harlan, Circuit Architect, 3/8/05	3/05	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
24.	Work Item Narratives	Pg 6 - Please clarify the statement 'No restoration work can commence until all abatement/demolition work is complete'. The project schedule for Option 4 suggests that restoration work will commence on a floor-by-floor basis after abatement of individual floors. Given past experience in the building, it seems that all abatement should be completed before new work is put in place to avoid the risk of contamination. Referring to the schedule, this approach would add 15 months to the construction schedule.	Document Revised, this no longer applies.
25.	Work Item Narratives	Pg 6 - The third bullet point may no longer be necessary given that the Courts will not occupy the space during renovation.	Document Revised.
26.	Work Item Narratives	Pg 7 - Please confirm that the price allows for new windows that will meet ISC and blast criteria.	Yes Work Item # 24 addresses this requirement.
27.	Work Item Narratives	Pg 13 - Please clarify what work is carried in the price presented here.	Document Revised, patch & Repair only.
28.	Work Item Narratives	Pg 22 - Edit - language is confusing since the two work items were combined (i.e. bullet 3 references work item #20) when it is already item #20.	Document Revised.
29.	Work Item Narratives	Pg 24 - Please clarify reference to 6 recommendations (4 listed on this page). Clarify new location of display case. It is not shown on the plan.	Document Revised.
30.	Work Item Narratives	Pg 27 - Please note that for lighting levels, the USCDG mandates light levels higher than many of the IES standards.	This line item refers only to the shell work items.



# U.S. General Services Administration

Rocky Mountain Region Denver Federal Center, Bldg. 41 Denver, CO 80225

90% Submittal

PN: Pr20040830039 PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT

Costs were corrected and moved to also address building code will be reconstructed as per ADA. The cost estimates reflect Document Revised. Most are addressed in other work items Yes, in order to comply with ADA standards, all restrooms for energy conservation along with Operations Policies. This item is only for Shell Work items, not intended for individual tenants with special standards. Response Document Revised. Document Revised. this item. Pg 45 - Please note that new finishes should comply with considered. If a blast consultant has been consulted, then Pg 32 - Please clarify costs of modifications required to this estimate. The 100 foot standoff is incorrect and the with the right criteria. Please clarify what is covered in recommendations are not reasonable. The city controls that are pertinent to the court spaces are not listed such Pg 30 - Current ISC criteria must be cited. There is no indication that this section has been properly assessed Pg 43 - Please add a note that the entire patio area will be glazed and consequently no weapons can be passed Pg 41 - Please clarify whether single-occupancy toilet the reference and their recommendations should be indicates that measures will be pursued that are not rooms in Judge's Chambers will be required to be Pg 42 - Please clarify why this work item greatly reach Silver Certification. The point breakdown the curb - other mitigation measures should be the US Courts Design Guide. Finishes increased in cost from the 50% study. replaned as ADA compliant rooms. Comment covered under other work items. as carpet and millwork. clearly stated. through. Cliff Harlan, Circuit Architect, 3/8/05 Dwg/Spec or Other Work Item Narratives Work Item Narratives Work Item Narratives Work Item Work Item Work Item Narratives Narratives Narratives Reference Comment ŝ 31. 32. 33. 34. 35. 36.



90% Submittal

Cliff Harlan	Cliff Harlan, Circuit Architect, 3/8/05	7/05	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
37.	Appendix 2	Please clarify why the current square footages changed between the 50% and 90% studies.	Addressed comments and adjusted to match GSA record information
38.	Appendix 2	Proposed sf for courts. All court space is listed under "Office" category. Courtrooms and chambers should be categorized under "Special". This ties into TI levels and construction benchmarks.	Document Revised.
39.	Appendix 3	Tenant Cost breakdown USDC - The summary line at the top of the page shows an ECC Cost of \$5,854,661 in contrast to the \$3,969,966 shown elsewhere. Is the \$5M figure incorrect? Note that the same ECC increase appears at the other agency pages as well.	Document Revised. The template had a bad formula.
40.	Appendix 3	USDC Supplemental Worksheets: Recommend paginating this section - difficult to reference when they are all labeled 1.	Document Revised.
41.	Appendix 3	Please clarify overall methology used to arrive at these numbers. Are these quantities derived from the existing plans or from the USCDG, or a combination of the two?	The cost estimate is mostly based on the existing building. The USDCG was reviewed to access any missing spaces or spaces that may have been converted in the existing space.
42.	Appendix 3	The estimates for the courtrooms are quite low. Use construction benchmarks from GSA CO.	Document Revised, costs were reviewed and adjusted.
43.	Appendix 3	Courtroom walls are typically built to STC 65 or higher. The estimates show the same sf cost of walls with no distinction for acoustic ratings. Please refer to USCDG for requirements and adjust estimates accordingly.	Cost Estimate Revised.
44.	Appendix 3	The jury box and witness box in each courtroom and one bench must be ADA accessible.	The cost estimate reflects an $ADA$ jury box and witness stand.



90% Submittal

Cliff Harlar	Cliff Harlan, Circuit Architect, 3/8/05	705	
Comment No.	Dwg/Spec or Other Reference	Comment	Response
45.	Appendix 3	The number of doors for all court spaces (chambers, clerk's office, probation) is overstated.	The number of doors is a rough estimate according to space adjacencies.
46.	Appendix 3	Chambers typically have multiple ranges of custom wood bookcases. These do not appear in the estimates.	There are no built-in book cases in the existing spaces. Estimate was based on existing space.
47.	Appendix 3	Courtroom and chambers labels are incorrect. The largest courtroom is the District courtroom and the two smaller ones are used by the senior judge and the magistrate judge.	Document Revised.
48.	Appendix 3	Clarify why there is a substantial difference in the cost of reinstalling the existing spectator benches between the Senior District Courtroom and the District Judge Courtroom. Please also consider possibility of including costs for new benches which may be required as a result of revised courtroom sizes and replacement finishes. Dismantling, storing and re-installation can be costly too.	The District Courtroom (the largest) has 600 lf of spectator benches. The Senior District Courtroom (much smaller) only has 75 lf of spectator benches. The cost estimate only accounts for reusing the existing benches, however, a line item has been placed in the cost estimate (but not lf of benches calculated) showing what the cost for new benches per lf would be if desired.
49.	Appendix 3	- Grand Jury, Trial Jury, clerk's office, and joint use spaces do not require 42 oz carpet. Medium quality carpet is acceptable for these spaces.	Cost Estimate Revised.
50.	Appendix 3	The clerk's office should have vinyl base, as should most of the USDC joint use spaces.	Cost Estimate Revised.
51.	Appendix 3	Wallcovering or wood base is not required in the Probation office.	Cost Estimate Revised.



# U.S. General Services Administration Rocky Mountain Region

Denver Federal Center, Bldg. 41

Denver, CO 80225

90% Submittal

PROJECT: James F. Battin Federal Building & US Courthouse LOCATION: Billings MT PN: Pr20040830039

allowance. The Tenant Relocation Cost worksheet includes a The costs onlpage 23 are based on GSA benchmarks. When reviewing the temporary space requirements for the USDC a collapse, the site security scope is still unclear due to the need scope information it is not possible to estimate a reduced req. cost (see  $3^{rd}$  line under item 6) for cost variance to give the from their threat assessment. The windows are estimated to for impute from USMS to indicate additional requirements agency indication that the TI might be very low. Without separate cost was calculated to check the benchmark TI A Blast Consultant did prepare a study for Progressive GSA requires the worksheet remain the same. #2 - The courts request further lease cost information for | Additional costs to be provided by GSA Response Cost Estimate Revised. No response required. GSA to respond. cost. referenced in the tenant relocation costs on page 23. This allowance. Please note as well that a temporary build-out points. The scope of security upgrades is still unclear and For the USDC temporary costs, please clarify how these In the temporary USDC space cost estimates, the senior numbers work with the TI allowance of \$1,052,424.36 The responses are acceptable without further comment however functional operational requirements must be It would be clearer if the move costs were sub-totaled does not seem to be adequately covered in the project except for the following items listed under the 'Cliff #70 - The revised study does not address all of these judge chambers is missing from the estimate sheets. would not have to meet all USCDG requirements the various options and alternates as noted above. estimate shows \$2,118,920, which is double the Comment #16 - GSA to confirm from the lease costs. Harlan' entries. estimates. met. Cliff Harlan, Circuit Architect, 3/8/05 Dwg/Spec or Other Appendix 3 Appendix 3 Appendix 3 Appendix 4, Appendix 4, Appendix 4, Appendix 4, Comment Comment responses 4 responses Comment responses responses Comment Comment 52. 53. 54 55. 56. 57. 58.

include the requirements for the needed glass treatment.



90% Submittal

-			
Cliff Harlar	Niff Harlan, Circuit Architect, 3/8/05	1/05	
Comment No.	Comment Dwg/Spec or Other No. Reference	Comment	Response
59.	Appendix 4, Comment responses	Are the costs for the holding cells next to the courtrooms included in the USMS estimates?	Yes.
.09	Appendix 4, Comment responses	Comments from the clients should not be the only source of information and review. The document in its entirety should be carefully edited, facts cross checked, and numbers verified. This document is critical to relaying the importance and urgency of the R & A project. If the information is confusing or conflicting, it will not provide a credible source of justification for the expedited prospectus.	Completed.

# FEDERAL BUILDING\COURTH BILLINGS, MONTANA

HEDRAL BUILDING/COURTHOUSE SILLINGS, MT.

PROJECT NO.: RMT04447 PHASE

PROPERTY OF THE UNITED STATES GOVERNMENT COPYING, DISSEMINATION, OR DISTRIBUTION OF THESE DEAWINGS, PLANS, OR SPECIFICATIONS TO UNAUTHORIZED USERS IS PROBIBITED





VICINITY MAP

# INDEX SHEET

		CITIC
ERAL		CHILD
	l	ć

COVER SHEET

ABATEMENT DRAWINGS "BY NORTHERN INDUSTRIAL HYGENE"

LIMITS OF ABATEMENT FLOOR PLANS BASEMENT HAZARDOUS MATERIAL ABATEMENT FLOOR PLANS HI.0

FIRST FLOOR HAZARDOUS MATERIAL ABATEMENT PLANS H1.2

ARCHITECTURAL

DEMOLITION FLOOR & CEILING PLANS V0

REMODEL FLOOR PLAN & DETAILS REFLECTED CEILING PLAN A2

ENLARGED PLANS & INTERIOR ELEVATIONS BUILDING SECTIONS /INTERIOR ELEVATIONS λ3 A4

SECTIONS & DETAILS VS

STORE FRONT ELEVATIONS, DOORS, & DETAILS

MECHANICAL

Mo

DEMOLITION FLOOR PLAN - ELECTRICAL ELECTRICAL 豆

DEMOLITION & REMODEL FLOOR PLAN - MECHANICAL

E3

LOBBY LIGHTING PLAN LOBBY POWER AND SPECIAL SYSTEMS PLAN

EDERAL BLILLDINGY COURTHOLDE LOCATION MAP

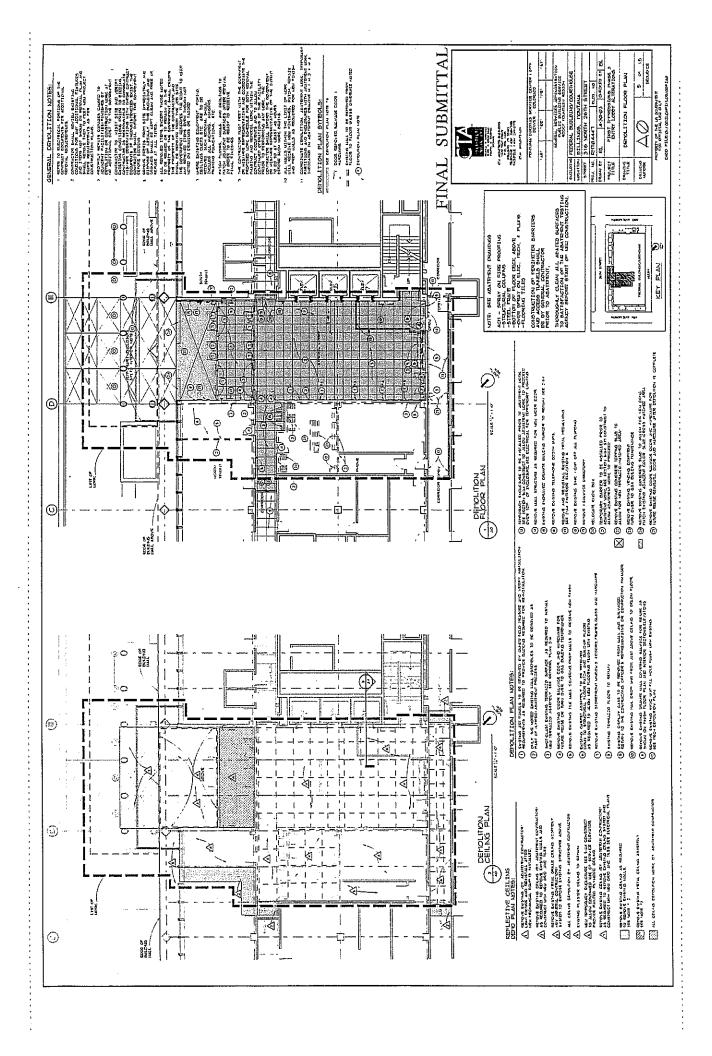
BUILDING CODE SUMMARY (4897 UBC)

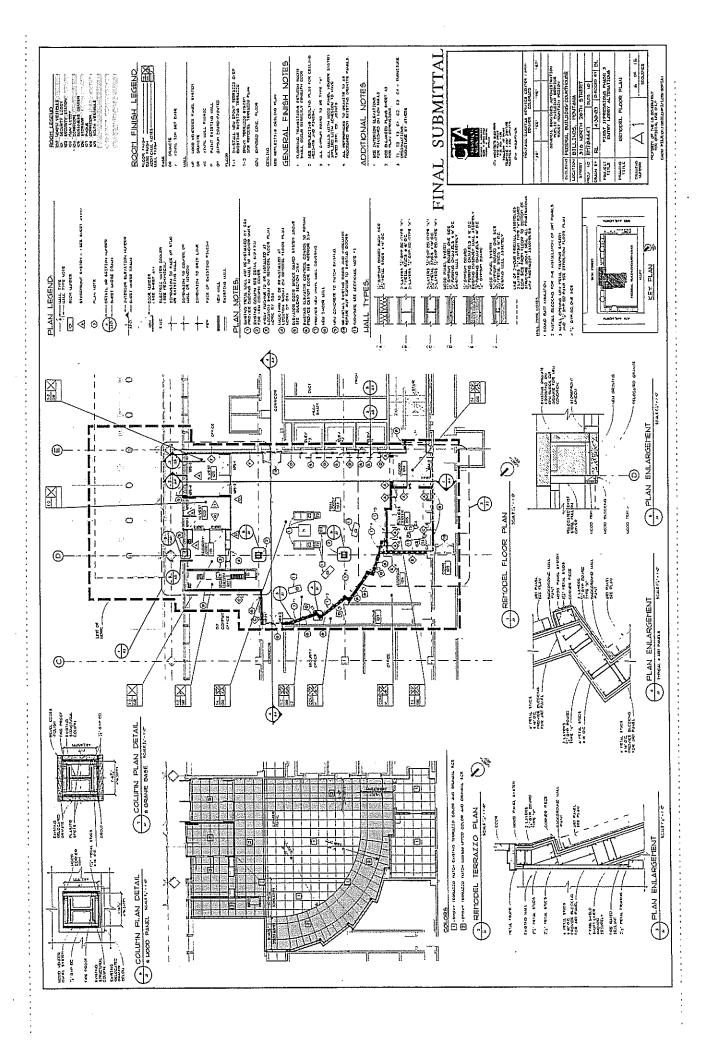
1ST FLOOR = 30,950 SF 2.5 FLOORS = 34,940 SF ALLOWABLE FOR TYPE 11 - FR 35,000 SFFLOOR, OPEN 3-SIDES = X2, MULTI-STORY X2 = 156,000 SF FLOOR AREA GROSS BLDG, = 217,765 SF DASEMENT = 40826 SF

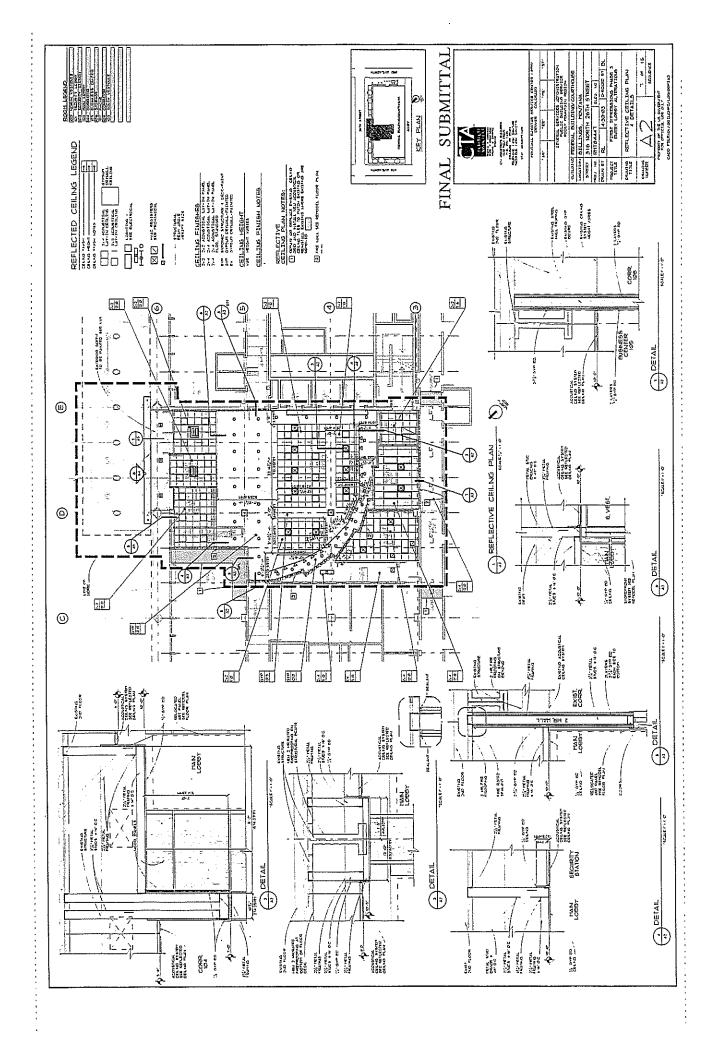
SUBMITTAL FINAL

47 etts, 10 4-33-63 | 0-exter ev | 04 BANK LOSSY ALTERATION COVER TOP OF 11116

\_\_ U







# US MARSHALS SERVICE

FEDERAL BUILDING/COURTHOUSE

PROJECT NO.: AMT39489 BILLINGS, MONTANA

50% SUBMITTAL



# SHEET INDEX

# HAZARDOUS

BASEMENT HAZARDOUS MATERIAL ABATEMENT PLAN FOURTH FLOOR HAZARDOUS MATERIAL ABATEMENT PLAN FIFTH FLOOR HAZARDOUS MATERIAL ABATEMENT PLAN ARCHITECTURAL H102 H102 H103

A001 A101 A202 A301 A402 A403

1 DEMOLITION
1 REMODEL FLOOR PLAN
2 BASEMENT REMODEL PLAN
1 ROOM FINISH & REFLECTED CEILING PLAN
2 BASEMENT ROOM FINISH & REFLECTED CEILING PLAN
3 DOOR SCHEDULE / DETAILS
4 INTERIOR ELEVATION DETAILS
5 DETAILS
6 ELEVATOR ELEVATION / SECTION

# STRUCTURAL

GENERAL NOTES FLOOR PLANS DETAILS REINFORCING FLEVATIONS

# PL UMBING

PLUMBING FLOOR PLAN FIFTH FLOOR - DEMOLITION & REMODEL PLUMBING FLOOR PLAN FOURTH FLOOR - DEMOLITION & REMODEL PLUMBING FLOOR PLAN BASEMENT - DEMOLITION & REMODEL P101

# MECHANICAL

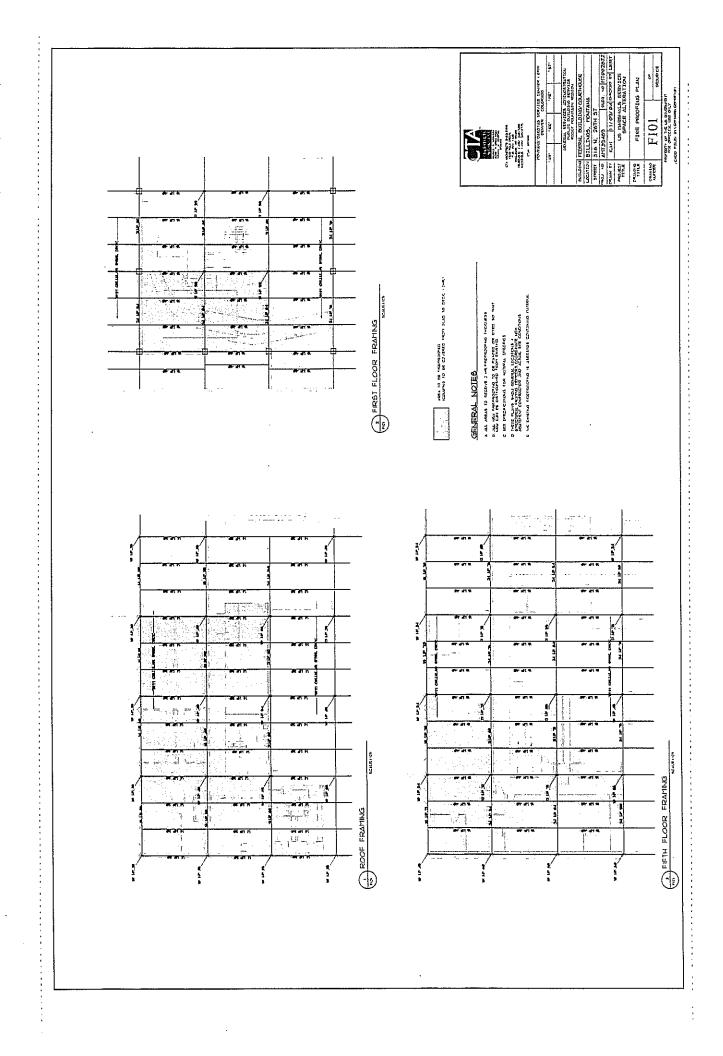
BASEMENT MECHANICAL PLAN FIFTH FLOOR MECHANICAL PLAN MECHANICAL ROOF PLAN M102 M103 M103

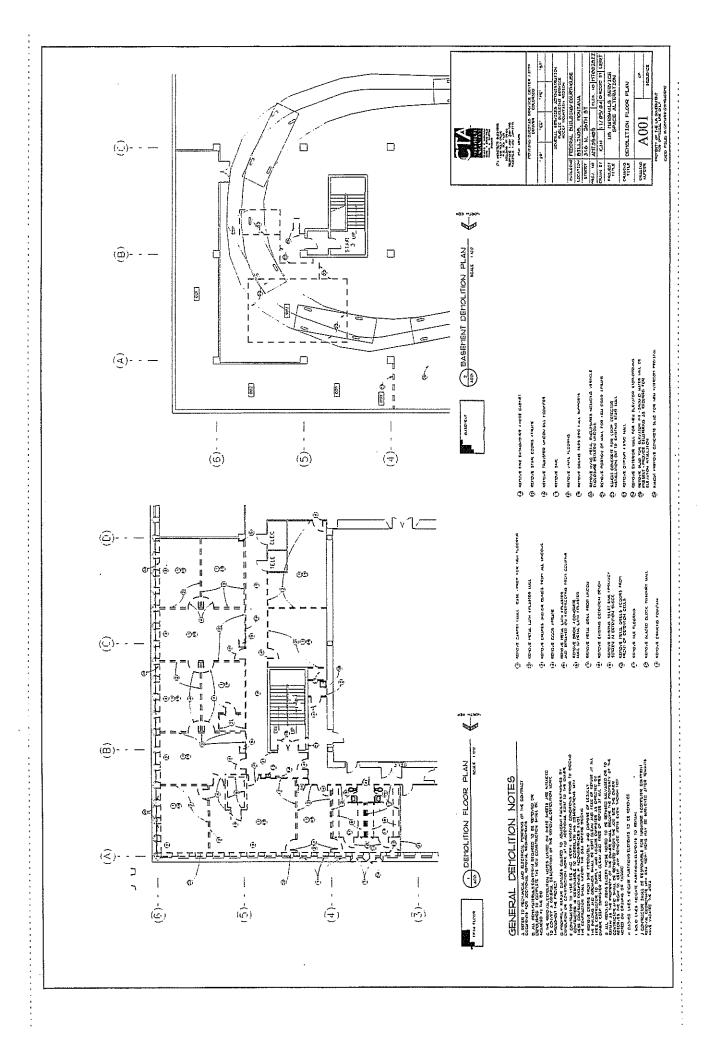
# ELECTRICAL

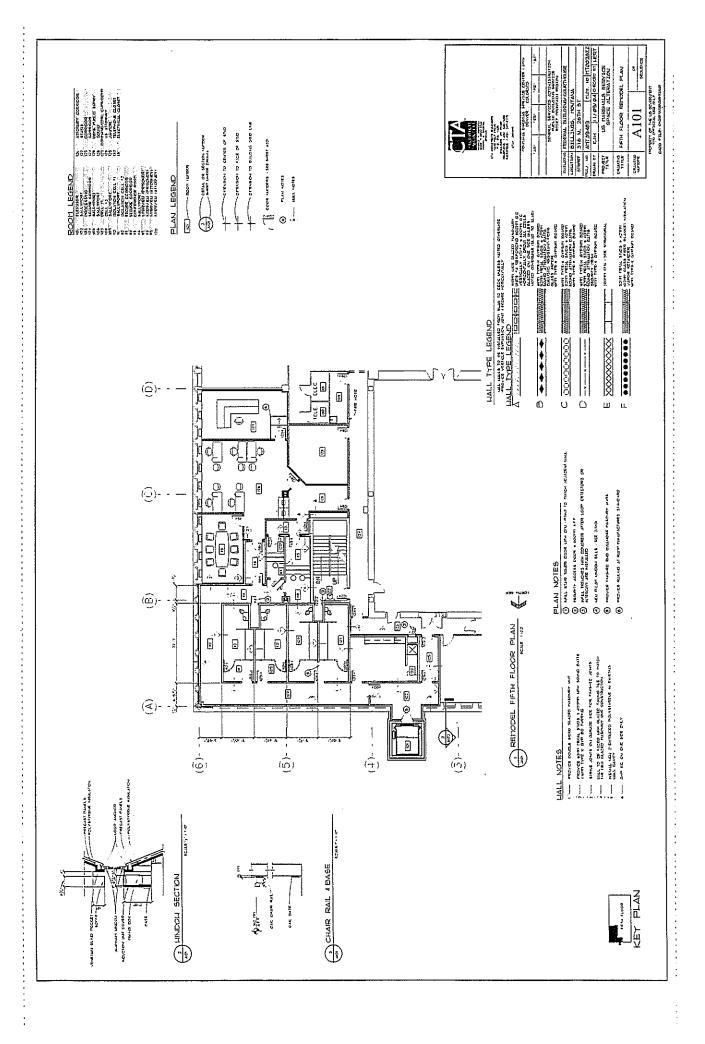
11 LEGENDS, SCHEDULES
12 BASEMENT DEMOLITION PLAN
13 HETH ELOOR DEMOLITION PLAN
14 HETH ELOOR AND BASEMENT LIGHTING PLAN
15 HETH ELOOR AND BASEMENT SPOKEN
16 HETH ELOOR AND BASEMENT SPOKEN
17 HETH ELOOR AND BASEMENT SPOKEN
18 HETH ELOOR AND BASEMENT SPOKEN
18 HETH ELOOR AND BASEMENT SPOKEN
19 HETH ELOOR AND BASEMENT SCOUTTY SYSTEMS PLAN
19 HETH ELOOR AND BASEMENT SCOUTTY SYSTEMS PLAN
10 HETH ELOOR AND BASEMENT SOOR LOCK PLAN
11 HETH ELOOR AND BASEMENT BOOR LOCK PLAN
12 HETH ELOOR AND POWER ONE LINE DIAGRAMS
13 DOOR LOCK ONE LINE DIAGRAM E001 E100 E201 E201 E700 E700 E700

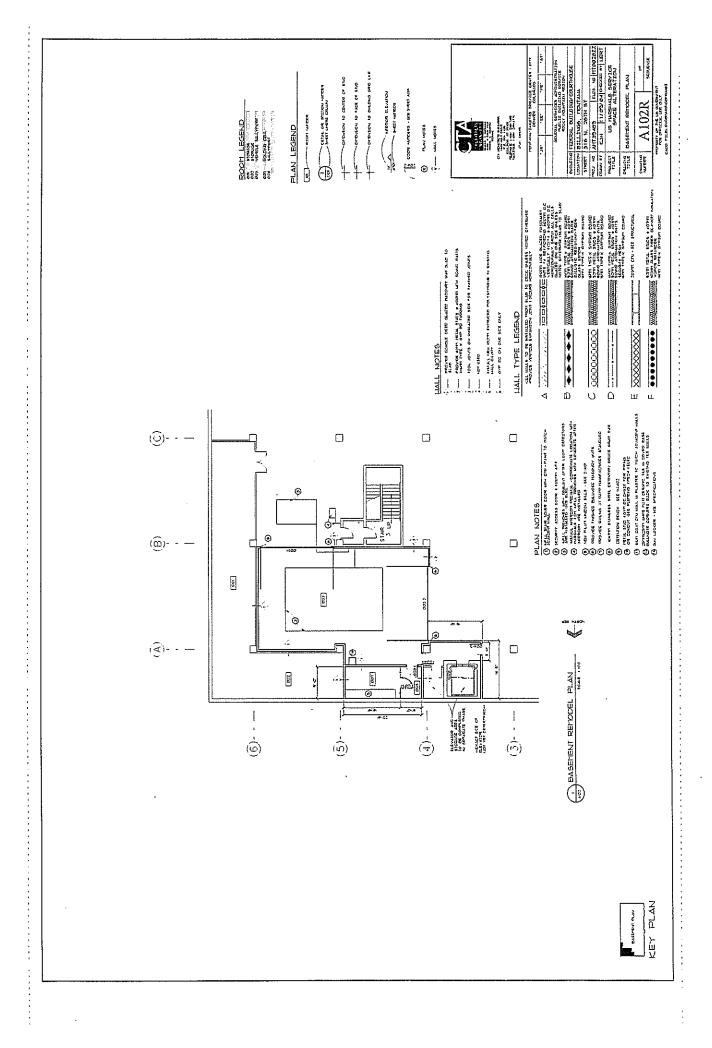
# FULL TAREST DILIDING CORPLOSE TOTAL STATES OF A 2011 GLA SOLIDING CORPLOSE THE STATES OF A 2011 GLA SOLIDING CORPLOSE TOTAL SOLIDING CORPLOSE US MARSHALS SERVICE SPACE ALTERATION TOUTHUE EXCELTS SERVICE CENTRY I ACCEPT SERVICES ACTIVISTATION OF SERVICE SOCIETY OF PROPERTY PROPE THUE COVER BHEET PERSONAL PROPERTY.

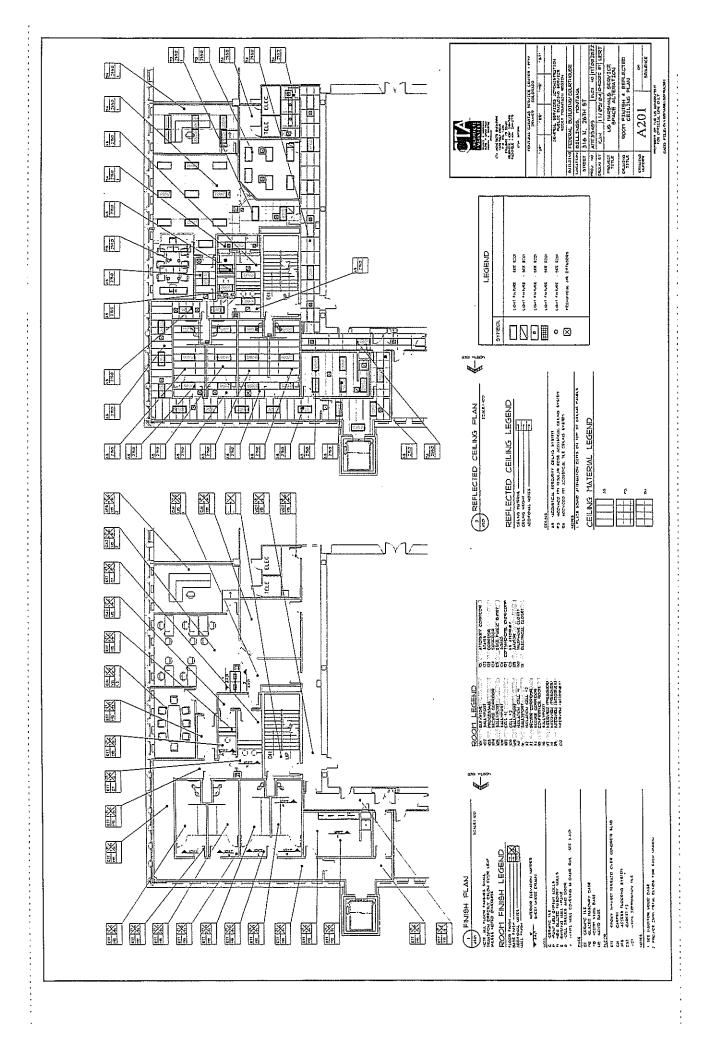
CONTRACT OF 145 UN SOUTH G STATE OF STREET

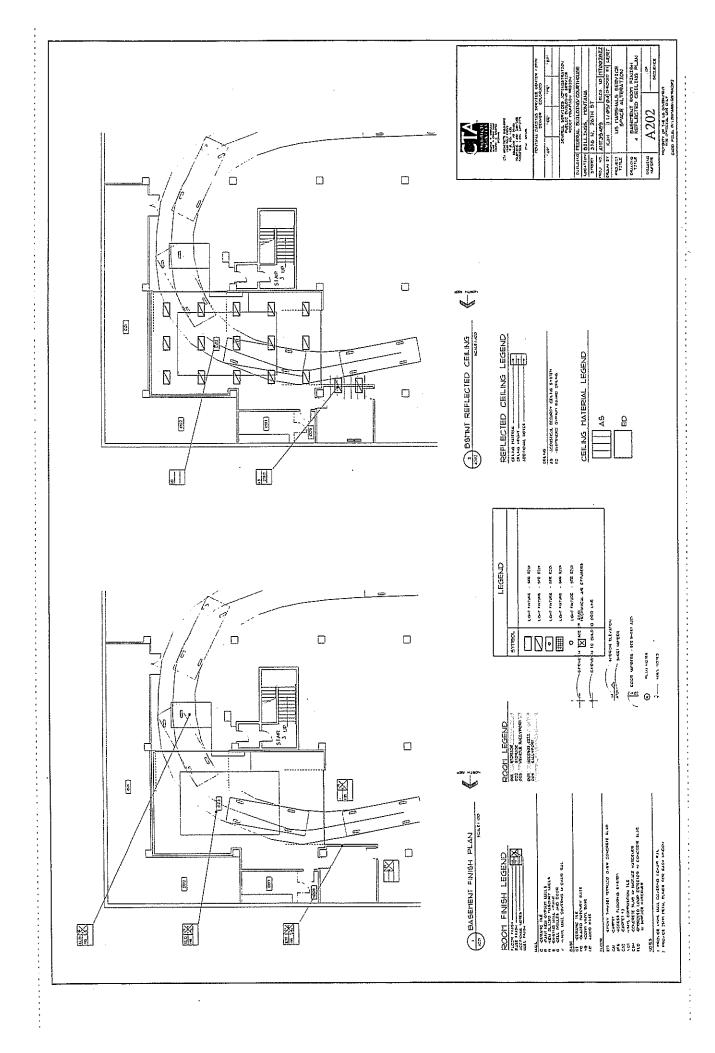














PROJECT:

Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Kristine Hoskins

MEETING PURPOSE:

Fed. RR Adm. (RR)

Tenant Interview

MEETING DATE:

February 02, 2005 (9:00 AM)

ATTENDEES:

Kim Barnett, Scott McCollough, Mark Hackley, Nikki French - GSA

Dave Anderson - RR

Kristine Hoskins, Bob LaPerle - CTA

1. Information discussed prior to Tenant Interview:

- A. It is expected that construction will take approximately 3 years to complete.
- B. All tenants will be moved out of the building and into swing space during construction.
- C. The tenants are responsible for their own moving expenses.
- D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information Discussed:
  - A. The RR current lease is up in 2006. They plan to move at that time. Having to move again in 2010 is not desirable.
  - B. This will be a field office. 4 out of 5 days, the staff is traveling.
- Tenant Interview Questions Reviewed, Responses are Included:
  - A. Increases or decreases in square footage . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? - Current space needs are adequate. No expansion is planned.
  - B. Number of Personnel current, future and visiting staff. No significant change projected. Current Staff is 7. Possibility of adding 1 more person. No visiting staff.
  - C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? - Current finishes are acceptable.
  - D. Does your agency have requirements for unique or up-graded finishes or spaces?
    - Data or Computer Rooms (cooling/security/access floor) No.
    - Special Perimeter Security (walls/bullet resistant doors or windows) No.
    - Special Access Controls to suite or rooms (electronic locks or remote release latches) No.
    - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) No.
    - Private Restrooms or Coffee Bars No.
    - Built-in reception desks, storage cabinets or bookshelves *No.*
    - Access to loading dock or service elevator No.

m:\lobs\g1bilmod\fs01\meeting minutes\tenant interviews\02-02-05.rr fact sheet.doc

# MEETING MINUTES (Continued)

- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? -No.
- F. Does your space need to be re-configured? -No.
- G. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms Yes
  - Business Service Center Yes.
  - Conferencing Center No.
  - New cafeteria Yes, if larger.
  - New Occupational Health Unit Yes.
  - Centrally located coffee bars on each floor No.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? – Require cubicles with 1 private office.

# END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

# CTA ARCHITECTS ENGINEERS

Kristine Hoskins

cc: CTA Team

CTA File - G1BILMODFS-FS01



PROJECT:

Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Kristine Hoskins

MEETING PURPOSE:

US Probation

Tenant Interview

MEETING DATE:

February 01, 2005 (11:00 AM)

ATTENDEES:

Kim Barnett, Karma Phillips, Janice Dinkel, Scott McCollough, Mark Hackley,

Nikki French - GSA

Jim Patelis, Jerry Cooley, Patrick Duffy, Cliff Harlan - TSA

Bob LaPerle - CTA

1. Information discussed prior to Tenant Interview:

A. It is expected that construction will take approximately 3 years to complete.

- B. All tenants will be moved out of the building and into swing space during construction.
- C. The tenants are responsible for their own moving expenses.
- D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information Discussed:
  - A. It needs to be remembered that the Courts are under a moratorium.
- 3. Tenant Interview Questions Reviewed, Responses are Included:
  - A. Increases or decreases in square footage . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? Currently have 7120sf, plan for 10 years will be 8000sf.
  - B. Number of Personnel current, future and visiting staff. Currently have 16 staff, 1 visiting. Possible to add 6 people.
  - C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? Standard GSA finishes.
  - D. Does your agency have requirements for unique or up-graded finishes or spaces?
    - Data or Computer Rooms (cooling/security/access floor) Yes.
    - Special Perimeter Security (walls/bullet resistant doors or windows) Yes (Entry, Weapons Storage).
    - Special Access Controls to suite or rooms (electronic locks or remote release latches) Cipher Locks
    - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) No.
    - Private Restrooms or Coffee Bars Yes private restrooms.
    - Built-in reception desks, storage cabinets or bookshelves Yes.
    - Access to loading dock or service elevator No.

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\02-01-05.probation fact sheet.doc

# MEETING MINUTES (Continued)

- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? *No*.
- F. Does your space need to be re-configured? -No.
- G. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms No.
  - Business Service Center No.
  - Conferencing Center No.
  - New cafeteria No.
  - New Occupational Health Unit Yes.
  - Centrally located coffee bars on each floor No.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? – CTA to tour the existing space at later date.

# END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Kristine Hoskins

cc: CTA Team

CTA File - G1BILMODFS-FS01



PROJECT:

Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Kristine Hoskins

MEETING PURPOSE:

Corp of Engineers (COE)

Tenant Interview

MEETING DATE:

February 01, 2005 (10:00 AM)

ATTENDEES:

Kim Barnett, Scott McCollough, Karma Phillips, Mark Hackley, Nikki French -

GSA

Alicia Heavey, Russ Rocheford, Katie Shank - COE

Kristine Hoskins, Bob LaPerle - CTA

1. Information discussed prior to Tenant Interview:

- A. It is expected that construction will take approximately 3 years to complete.
- B. All tenants will be moved out of the building and into swing space during construction.
- C. The tenants are responsible for their own moving expenses.
- D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information Discussed:
  - A. COE expressed concern that their rent cannot increase from what they are paying right now in the Post Office. There is concern that by moving into the renovated Federal Building, their OA would have a significantly higher rental rate.
- 3. Tenant Interview Questions Reviewed, Responses are Included:
  - A. Increases or decreases in square footage . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? Current space needs are adequate. No expansion is planned.
  - B. Number of Personnel current, future and visiting staff. No significant change projected. Current Staff is 2. No visiting staff.
  - C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? Current finishes are acceptable.
  - D. Does your agency have requirements for unique or up-graded finishes or spaces?
    - Data or Computer Rooms (cooling/security/access floor) No.
    - Special Perimeter Security (walls/bullet resistant doors or windows) No.
    - Special Access Controls to suite or rooms (electronic locks or remote release latches) No.
    - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) No.
    - Private Restrooms or Coffee Bars No.
    - Built-in reception desks, storage cabinets or bookshelves No.

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\02-01-05.coe fact sheet.doc

# MEETING MINUTES (Continued)

- Access to loading dock or service elevator No.
- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? -No.
- F. Does your space need to be re-configured? -No.
- G. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms No
  - Business Service Center Yes.
  - Conferencing Center Yes.
  - New cafeteria Not really necessary for the COE.
  - New Occupational Health Unit No.
  - Centrally located coffee bars on each floor No.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? – Require only 1 open space w/ no divisions. Need GIS connection.

# END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Kristine Hoskins

cc: CTA Team

CTA File - G1BILMODFS-FS01



PROJECT: Battin Federal Building / Courthouse Feasibility Study for Modernization

> GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Kristine Hoskins

MEETING PURPOSE:

Office of Hearing & Appeals

Tenant Interview

MEETING DATE:

February 01, 2005 (9:00 AM)

ATTENDEES:

Kim Barnett, Scott McCollough, Karma Phillips, Mark Hackley, Nikki French -

Rick Far, Denita Hult – H&A

Kristine Hoskins, Bob LaPerle - CTA

1. Information discussed prior to Tenant Interview:

- A. It is expected that construction will take approximately 3 years to complete.
- B. All tenants will be moved out of the building and into swing space during construction.
- C. The tenants are responsible for their own moving expenses.
- D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information Discussed:
  - A. The H&A is currently in the Old Chambers Building.
  - B. Rick and Denita are the g-betweens for the agencies. They will need to contact the customers to review the Tenant Interview Questions. It was requested that direction be given to GSA by February 10<sup>th</sup>.
- Tenant Interview Questions Reviewed, Responses are Included: (Answers Pending)
  - A. Increases or decreases in square footage . . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years?
  - B. Number of Personnel current, future and visiting staff. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? -
  - C. Does your agency have requirements for unique or up-graded finishes or spaces?
    - Data or Computer Rooms (cooling/security/access floor) -
    - Special Perimeter Security (walls/bullet resistant doors or windows) -
    - Special Access Controls to suite or rooms (electronic locks or remote release latches) -
    - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) -
    - Private Restrooms or Coffee Bars -
    - Built-in reception desks, storage cabinets or bookshelves -
    - Access to loading dock or service elevator -

# MEETING MINUTES (Continued)

- D. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? –
- E. Does your space need to be re-configured? -
- F. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms -
  - Business Service Center –
  - Conferencing Center -
  - New cafeteria –
  - New Occupational Health Unit –
  - Centrally located coffee bars on each floor –

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? —

# END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Kristine Hoskins

cc: CTA Team

CTA File - G1BILMODFS-FS01



PROJECT: Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY: Bob LaPerle

MEETING PURPOSE: 50% Presentation to the U.S. Courts

MEETING DATE: December 17, 2004, 1:30 PM

ATTENDEES: Representatives from the U. S. District Courts, Ninth Circuit, Facilities Staff:

Susan Kim, Cliff Harlan; U. S. District Courts Judges: Judge Cebull, Judge Anderson, Judge Malloy; Clerk of Courts: Patrick Duffy; U. S. Probation, Jerry Coulee; GSA: Scott McCollough and Mark Hackley, Denver; Janice Dinkle and Kim Barnett; Northern Industrial Hygiene: Kevin Oliver; CTA: Bob LaPerle and

Kristine Hoskins

# DISCUSSIONS AT THE MEETING WERE FOCUSED ON THE FOLLOWING KEY AREAS:

# ASBESTOS RISKS TO THE BUILDING TENANTS

- 1. Risk of asbestos releases to the tenants and the public that have come to participate in the Court's actions. The Judges and the Circuit expressed extreme concern about the risk of asbestos to the tenants in the building now and in the future. The Judge's would like to know what sorts of precautions are being taken to protect the tenants from the risk of exposure.
- 2. The Courts noted in the introduction and the appendix there is a draft copy of a study by Occupational Health Department that identified risks from the asbestos in the building and were concerned that they had not seen this information and were hoping that there is now a final version of the Study available.
- 3. GSA noted that every three years a study is made specifically looking at the condition of the asbestos in the building. It is then followed up with quarterly air monitoring on all of the floors to confirm the status and safety of the all the spaces currently occupied by tenants.
- 4. The courts would like backup information and a Continuation of Operations Options Plan (COOP) prepared as soon as possible to address the potential in the building. The Courts expressed interest in getting the Environmental Protection Agency (EPA) or some other expert to evaluate the risks in the building and give them some better understanding of the condition of the material

 $m:\label{liminal} m:\label{liminal} m:\label{liminal} m:\label{liminal} $$m:\label{liminal} $$m:\label{l$ 

and potential for exposure. Courts also expressed concern about notifying the Public about potential risks within the building and if there is some kind of a duty to warn occupants and the Public or Jury participants. GSA indicated that they would look into this matter as well.

# OPTIONS PRESENTED IN THE STUDY

- 1. The Judges indicated that any assumptions made in this study need to consider providing the lowest risk to the occupants of this building, along with looking at the least cost, or the most cost effective approach, as well as the less hassle.
- 2. The Courts expressed concern about the assumption that they would remain in the building during the abatement and construction within the building. They agree it is difficult, but they have been able to accomplish this in other projects. Some of the issues that need to be considered in temporary tenant space are secure paths of travel for Judges and for prisoners as well as taking into account the Marshal's needs.
- 3. GSA indicted they agree if there were some assumptions made in the early phases of the project that were discussed with Susan Kim, Robert Fry and Patrick Duffy of the U. S. Courts. Susan Kim indicated that at that time they really did not have all of the information. The Courts would prefer that an additional option be considered due to the magnitude of the Asbestos. The Option will need to identify all potential cost impacts. GSA agrees that if the Courts were able to move out of the building it would certainly cause less risk to the occupants, costs would be less and there would be less of a hassle for the Contractor and potentially allow the project to be completed quicker. In discussions it was determined that the study would be expanded to include all or some options:
  - a. Option 1: Proceed with costs as it is currently assumed with the Court's remaining in the building.
  - b. Option 2: Move the Courts out temporarily to release space until construction is completed and then move them back into the building.
  - Option 3: Move the Courts out permanently and not have them return no matter the outcome of the main building.
  - GSA has agreed to look at adding all of these options in the study and hopefully having costs associated with them ready at the 95% presentation and submission. The Judges were emphatic that when checking the options the risks of staying in the building should be weighed with the costs.
- 4. It was noted that costs have not been developed for the Option 4 that has been identified in the report and this option is still a potential, but not necessarily preferred by GSA. That option would be to abandon the building and move ALL of the tenants into a leased space. It is hoped costs for this option can be developed and included in the 95% submission.

# POSSIBLE TEMPORARY FACILITIES FOR THE U.S. COURTS

- 1. Discussions about temporary space identified the following minimum requirements for temporary court's suite in leased space.
  - a. They would include one large courtroom, one magistrate courtroom. The Courtrooms should duplicate the technologies that are currently in place and be designed to look as permanent spaces; the finished levels with wood paneling and etc. do not need to be included.
  - b. Judges' chambers for three Judges, a Senior Judge, Magistrate Judge and an Article Judge. There was no need for a visiting Judge's chamber.
  - c. The balance of the space that has already been identified should include a Clerk's area.
- 2. Judge Anderson indicated that at one time ten to twelve years ago, when the roof replacement project was underway, GSA had developed an optional plan to implement in case there were problems. This would be a good starting point if the documents were still available.

# **REVIEW OF THE 50% SUBMISSION**

- 1. The Courts indicated they would prefer to have all the information before making any decisions. They prefer not to be pushed into a decision before having all the information they need.
- 2. The Courts would like to get a copy of the final draft of the Occupational Health Study on the condition of the asbestos in the building if it is available.
- 3. The Courts asked about the possibility of moving out of the building and asking for Congress to fund a new building. GSA indicated the likelihood of slim to none that Congress would fund a new building.
- 4. GSA indicated this project is a number one priority for the Region and is set on the cycle for design in 2007 and construction in 2009.
- 5. The Courts indicated that in a cursory review of the costs there appears to be a discrepancy when you add the totals of the three worksheets and compare them to the total project cost. The project cost could be more in the neighborhood of \$41M versus the \$38M on the summary page. GSA and CTA will review the cost document to confirm that all the costs are being transferred to the summary page.
- 6. Courts asked about the future of the project if the Court's determine that they will remain in the building, what other tenants are proposing to be back in the building. They are concerned that BIA was moving out and not moving back. GSA clarified that BIA is already in the process of developing a leased building where they could consolidate all of their operations. They are currently in several locations in Billings and would like to consolidate if possible. This is the reason they are not intending to be occupants in the building.

- 7. GSA has identified several tenants that would be used to backfill within the building. Primarily, the U. S. Marshal's Service has indicated they would move back into the building and would need in the neighborhood of 12,000 square feet. U. S. Probation was also identified as a potential backfill tenant, but GSA was awaiting confirmation from the Courts as to whether discussions could be had with the U. S. Court's division, Probation Department. The Courts reiterated that they are under a moratorium and are not allowed to expand. The Courts did indicate that it was all right for the study to look into the potential for probation being added back to the building. Representative for U. S. Probation, Jerry Coulee was sitting in on the meeting and indicated they would duplicate the space they had just finished recently. Their current rent is around \$17.00 a square foot and the intent would be that any space they moved into would be that or less.
- 8. The Courts asked what type of project this is; an R&A (Repair and Alterations) or Modernization project and whether they would be charged ROI (Return on investment) or Market Rates for the building. GSA is still reviewing this item. The current understanding is that because of the tenant improvements that this project is considered an R&A project and it is likely that the tenants would be charged ROI rates. The courts also asked whether all of the tenants would be charged the same type of rates. The current understanding from GSA is that yes, all of the tenants would be charged using the same rate structure.

# SUMMARY OF AND/OR ACTION ITEMS

- 1. GSA will look into evaluating the Occupational Health Study and identifying sources to quantify the current risk to the tenants in the building and have information to submit to the Courts.
- 2. Additional costs will be developed and refined to identify the impacts discussed above. They would include the option of moving the U. S. Courts to temporary space and then the potential for moving them to a permanent lease space. The study will be amended to add the costs involved in the move of the tenants to a temporary space since that is not currently in the study due to information needed from the Courts.
- 3. GSA will research and try to find the temporary plan that was developed ten years ago for a potential lease space for the Courts.
- 4. Copies of the 50% and future submittals would be sent to the following:

Three copies sent to Missoula address for the U. S. Courts 201 East Broadway Street Missoula, MT 59801

One copy to the Billings address Federal District Court of Montana 316 North 26th Street 5405 Federal Building Billings, MT 59101

One copy to Ninth Circuit in San Francisco Ninth Circuit Office of the Circuit Executive

m:\jobs\g1bilmod\fs01\meeting minutes\12-17-04.mm.doc

MEETING MINUTES (Continued)

P. O. Box 193939
San Francisco, CA 94119-3939

One copy to U. S. Courts, Washington, DC Administrative Office of the U. S. Courts One Columbus Circle, NE Washington, DC 20544

CTA ARCHITECTS ENGINEERS

Bob LaPerle

cc: CTA Team
CTA File - G1BILMODFS-FS01

- 9. CTA was directed to add a cost of \$15,000 for a COOP Plan, which is a continuing operation plan that would be a design cost. Also CTA was directed to include night work costs with a 10% increase for phases of the project that would require night work if the building is occupied by the Courts.
- 10. Had a discussion about where to include common area costs and the coverage included with those areas. Common areas are generally included in the shell and include elevator lobbies, corridors and restrooms. The tenant areas for the ceilings and the better part of the shell would be separated.
- 11. There was a discussion about adding the actual floor area documentation to the drawings, which would indicate the floor areas of each of the tenants right on the plan drawings in the next submittal. CTA will look into completing that task.

In a follow up meeting, discussed preliminary comments from Scott and Jane, most of which will be incorporated into the final version of the 50% submittal to be distributed to all of the tenants. They included:

- 1. Scott's comments were as follows:
  - a. Page three, fill in the dollar amounts;
  - b. Page five, fill in the information and add square footages;
  - c. Page five, indicate that there is a need for a NEPA check list that will be prepared for the building,
  - d. Page seven, revise the areas;
  - e. Page eighteen, the schedule needs to be changed;
  - f. Page twenty-two, need to fill in some blanks; add \$15,000 for a CCCP plan and add 10% for the night work to the cost estimates
- 2. Jane Sotelo had the following comments:
  - a. Delete the program goals not to be maintained in the Project as discussed in our scoring in the above meeting.
  - b. Add costs for Court's temporary space.
  - c. Add probation costs as a tenant item, as we do not have a tenant work sheet for them. We do have a straight line item from a previous construction project that will be provided.
  - d. Add the housing plan numbers to floor plans.
  - e. Revise the stacking and housing; plans to use the STAR.
  - f. Add the night work to the cost estimate.
  - g. Add the COOP plan to the cost estimate.
  - h. Provided added dollars for the US Marshal Service, possibly being adding back into the project if it's not constructed under the current scenario.
- 3. CTA directed to eliminate the gray water system from the LEED Goal.

- Had a discussion about the cafeteria. The initial cost was to repair the equipment. They would like to revise the cost estimate to indicate they would replace the equipment with new 4. equipment. In later discussion in Item 9 they indicated that the snack shop is not required anymore.
- Needed to confirm whether CTA had received a list of potential backfill tenants. CTA indicated they did, but there has been no formal direction as to which ones should be included in the 5. estimate.
- CTA needs to look at some optional roof assemblies and include in the cost for roof replacement 6. rather than the LEED required white "PVC" roof.
- Need to add work sheets for common areas for cost estimates so it is identified. 7.
- Need to verify how to identify the difference between joint use and common spaces. CTA will 8. generate a list and issue to GSA for comment.

# OTHER TOPICS THAT NEED TO BE DISCUSSED

- The budgeting for CM&I abatement monitoring costs which are currently indicated at \$500,000 in 1. the current estimate, but not included in the total.
- Need to be sure the budget includes the proper amount to include design for an abatement project which is a substantial portion of the work and may be included under the current 2. markups.
- Need to confirm what the scope of the temporary U.S. Court space might look like so this could 3. be added to the Project.

CTA ARCHITECTS ENGINEERS

Bob LaPerle

Scott McCullough CC: CTA Team CTA File - G1BILMODFS-FS01

m:\jobs\g1bilmod\fs01\meeting minutes\12-15-04.mm-01.doc

1					
50% Feasibilite	Studio	Paranata	t.: >	12-15-	04
		L) MyGGGGV			
Application of the second companion of the second control of the s	rooma egyenyyeeny a moonoonydo o " - o " matoos dodo" yd hannooliyddiddiddiddid i'i	or case and account to making the control of the co	the woman of any America A metalatine shall also	- Asser A may property the page described in a south to the	MANUFACTURE OF THE STATE OF THE
Kuistine Hoskins	CTA GSA	an 72	(6)	Kristinehecte Horr recorde	group.co
Scott McCallough	G5A	and the second s		Commission Commission	934,700
Kim Burnett		See	TT. N.C.COL	.comyh@Gs	A.GOV
Druik Hardesty	600	PANNA SEPANOSE MAN, ESTA MAN, ESTA ESTA ESTA ESTA ESTA ESTA ESTA ESTA	hangkalan selemban melakatan kelanggan beragai danggan danggan danggan dan danggan dan danggan dan dan dan dan		i i i
Gare gotelo Enanote Thomas	<i>DSA</i> GSA		(6)	- <u>2293</u> - 2282	endendoranium archivolografica (archivolografica)
Mark Hackley	GSA			BOSD MACK	eya G.gov
MILE OWENS	65A	n-		BLODENIE	200m2 20 €1.2€/
Sexuaire Doms		-		<u>ēgsa.s</u>	302
Nikki French BICK SONTHEIMER	PWT fa(G: GSA			nicole. Fienche @Co richaed. Son	SA.GOV
Bob ha Perle	CTH	an.		boblect	and the same of th
KEVIN OLIVER	NIH	(b) (6)	Kc	buvera Brida	
	ugraphiogica society (25, 55, 67, 68, 68, 68, 68, 68, 68, 68, 68, 68, 68				
Leading to the control of the contro	ukuda mika kata kata kata kata kata kata kata k	and the second s	erenta en resummentante destilibilità delle Alle Alle Alle Alle Alle Alle All		Name of the second seco
	kaalayana kuumanna 186.86 ya 80 minista ya madalaada 80 miliotaanin ka 1867 90	grifa afaras). 18 kifa asarah lagi 14 miliotek Roman, Alaman dan Banda da Salaman ataun salam salam salam sal	aged No. Skilger. Agrycham. gester for the Samuel Assessment Assessment	n, ald Indicated Market (Market College Colleg	
	Managana Managan Managan Managan Managan Managan Managan Managan Managan Managan Managan Managan Managan Managa	erst day - was for or stee standarded. State this strengthas the order of the standard standard states of the standard standar	manastrone er er ennahmen a manastronastrollina silvih (10-2-21	nan sa sakutan manan manahibi Suruman na sakuta manan mana	
	nggan and processors and anomal months are 1990 of	p = 2 and c = 0 and another 2 days			namentus museumen, volder na 1877
Annual State Processor Control of the State Control		Sprayers, garageoris, in, sprayables, i., Sprayers, States, Later Sprayers, 19,000	omernaturity solvenia 1975.		gagaring pag annaring consequence and
	Shambada Madabada . A - 100 sipingsis	and the state of t	ranni ( zarsiira arti ( artisa a	, a major maganan yang maganah di Pakister k	y A) - Million Colonia
	game, July 1984, Stratters Edwards Eddie of S a g	where the contract of the section of the sectio	agirragi tapan 16. tira an indistrib	A MANA SIMO NASAR SANSKI SASSIF SA SANSKA PO SA	of g short as FRANKALAS
4	Annual Vision (Control of Control	angan angan garaman kanganggapar saha dalambahka dalambik d	entre de l'est d'établisses le secole de la company de l'est de l'est de l'est de l'est de l'est de l'est de l L'est de l'est in the linear residence and trade-leady control considerate residence of the finish		



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob La Perle

MEETING PURPOSE:

U.S. Attorney's Office (USAO)

Tenant Interview

MEETING DATE:

November 18, 2004 (12:30 PM)

ATTENDEES:

See attached Attendee Roster

- 1. Information discussed prior to Tenant Interview:
  - A. It is expected that construction will take approximately 3 years to complete.
  - B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
  - C. The tenants are responsible for their own moving expenses.
  - D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information:
  - A. The USAO space in the Federal Building is un-staffed space. Will it be maintained during construction? An option can be put together to move this space to the lower floor along with the U.S. Courts as a temporary move.
  - B. The USAO just completed an expensive renovation in their space off-site. Currently they have no plans of moving their entire office back into the Federal Building. They will maintain their trial-prep and witness-interview rooms, which are adjacent to the Courts.
  - C. The USAO needs two copies of the Study for review, issued to Kora Connolly.
- 3. Tenant Interview Questions Reviewed, responses are included:
  - A. Increases or decreases in square footage . . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? Current space needs are adequate. No expansion is planned.

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-18-04.usao fact sheet.doc

- B. Number of Personnel current, future and visiting staff. No significant change projected.
- C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? Current finishes are acceptable.
- D. Does your agency have requirements for unique or up-graded finishes or spaces?
  - Data or Computer Rooms (cooling/security/access floor) No Computer Room on Site.
  - Perimeter walls to be STC 45 rated w/slab-to-slab partitioning. Wire mesh is not necessary in the walls
  - Special Access Controls to suite or rooms (electronic locks or remote release latches) Cipher Lock on entry doors.
  - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) -Current finishes are satisfactory.
  - Private Restrooms or Coffee Bars Not required for this area.
  - Built-in reception desks, storage cabinets or book shelves Not required for this area.
  - Access to loading dock or service elevator No.
- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? Need to remain adjacent to the Grand Jury space. Cannot be adjacent to Probation.
- F. Does your space need to be re-configured? Currently the USAO have two separate spaces (Trail-prep and Witness-interview). As long as separate entrances are provided to these two spaces, it would be alright to connect them. The trial-prep space needs to be split into two separate rooms for privacy.
  - G. Would your agency support additional joint use space such as:
    - Fitness center with locker rooms Yes.
    - Business Service Center No.
    - Conferencing Center No.
    - New cafeteria Yes.
    - New Occupational Health Unit Yes.
    - Centrally located coffee bars on each floor No.
  - H. Do you have noise or draft issues in your space? No.
  - 1. Do you have heating/cooling issues in your space? No.
  - J. Do you have power/data/telephone issues in your space? Would prefer for the power to be in the walls Do not like floor outlets that are existing.
  - K. Do you have lighting issues in your space? No.
  - L. Do you have issues with building services in your space?
    - Building signage No.
    - Trash recycling No.
    - Security No.
  - M. Do you have any issues with regards to the common areas in the building?
    - Restrooms No Issues.

- Cafeteria No Issues.
- Conference room No Issues.
- Recycling area No Issues.
- Elevators No Issues.
- Lobby No Issues.
- Security No Issues.
- N. Are you concerned that any part of the building does not adequately accommodate the disabled? No.
- O. Does your agency have any issues regarding the exterior of the building, the landscaping paved areas or sidewalks? Would like better parking closer to the building.
- P. Does your agency have concerns about indoor air quality or safety issues? No.
- Q. Does your agency have any issues regarding building systems, i.e., plumbing, fire alarm, HVAC, electrical, etc.? No.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? - N/A.

Secure storage rooms needed? - N/A.

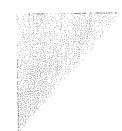
### END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Bob La Perle, AlA Project Manager

cc: CTA Team G1BILMODFS-FSO1





GSA Feasibility Study Battin Federal Building Tenant Interview Meeting

12:30pm (USAO) Date: 11-18-04

Name (please print)	Agency/Firm	Phone #	Fax#	e-mail address
Kristine Hoskins	ста	(b) (6)		Kristineh @ ctagroup.com
Gary Wilson	USAO	(10)		<u> </u>
Jane Solito	GSA		<u></u>	
Nikki Morris	Casa			
Bob La Perle	CTA			Bool@CTAGROUP.UM
Scott Mc Colleryt	09A			
16a Keerrol	65A			
Mark Hackley	G5A_			
Mikki French	6 BA		303/236-0552	nicole french & gsa.gov Kimberly Damithersa.gov. Kora Connolly @usdejgn
Kim J DANNET	CISA_		40c a4777	1 Kimberly Darnittegs A. gov.
Hora Connolly	USA-Hy SOFC		a 657-605	Kora Connolly@usdejga
Karma Phillips	GSA			



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob La Perle

MEETING PURPOSE:

Bureau of Indian Affairs

Tenant Interview

MEETING DATE:

November 18, 2004 (9:00 AM)

ATTENDEES:

See attached Attendee Roster

- 1. Information discussed prior to Tenant Interview:
  - A. It is expected that construction will take approximately 3 years to complete.
  - B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
  - C. The tenants are responsible for their own moving expenses.
  - D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information:
  - A. BIA is currently planning to move out of the Federal Building in the next 2-3 years.
  - B. BIA was informed of the Study's scope and schedule.
  - C. Interview was abbreviated No comments.
- 3. No tenant interview was needed since BIA is not intending to remain as a building tenant.

#### END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

#### CTA ARCHITECTS ENGINEERS

Bob La Perle, AlA Project Manager

cc:

CTA Team

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-18-04.bia fact sheet.doc

CTA File - G1BILMODFS-



### ATTENDEE ROSTER

GSA Feasibility Study Battin Federal Building Tenant Interview Meeting

Date: 11-18-04 9:00 AM BIA

	Date	· <u>11-10 01</u>	1.00 m-1	
Name (please print)	Agency/Firm	Phone #	Fax#	e-mail address
Bob La Perle	CTA	(b) (6)		boble etagroup.com
Kristine Hoskins	CTA	(D)		Kristmehe ctagroup.com
Scort McCollaugh	GSA			Scott Nicklibush (3º954 Ga)
Tom Record	654		5328	tem record & 950, 900
Mark Hackley	G-SA		303-136-1774	mark. hackley 2 gsa. gav
NikhiFrench	Gest.		303/236-0552	nicole. French @ gsa. gov 9 Kimbely. DANKER 95A9
Im BATHELL	(ASA )		406 847757	9 Kimberly DANGHO 95A9
Mich STEPHOLE	SIA		402/247-7970	
Jane Soleto	GSA			
1				
			<u> </u>	
			<u> </u>	
	1			
			<u> </u>	

FSO1



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001 CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob La Perle

MEETING PURPOSE:

Department of Homeland Security (DHS), Feral Protective Service

Tenant Interview

MEETING DATE:

November 18, 2004 (8:00 AM)

ATTENDEES:

See attached Attendee Roster

- 1. Information discussed prior to Tenant Interview:
  - A. It is expected that construction will take approximately 3 years to complete.
  - B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
  - C. The tenants are responsible for their own moving expenses.
  - D. This project is #1 priority for Region 8.
- Tenant Specific Information:
  - A. FPS doesn't have a problem with being out of the building and allowing USMS to control building during construction. The USMS CSO's can run the needed security for the building.
  - B. Discussed options for USMS CSO taking over building security so there is no duplication on upper floors. Current building preference is for FPS to stay since Courts have more secure requirements (cameras and cell phones). More discussions will be had on this topic. Space for the FPS Administration Office function (3rd floor) would remain in the building
  - C. FPS's OA is up in April of 2007.
  - D. FPS currently has a satellite dish on the roof.
  - E. All cameras belong to FPS (minus Courts).
- 3. Tenant Interview Questions Reviewed, responses are included:
  - A. Increases or decreases in square footage . . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? Would like to double their square-footage of the Administrator's Space. (A total of 1200 square-feet.) Note that there are two separate spaces, Administrator's Office on third floor and Security Office on first floor.

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-18-04.fps fact sheet.doc

- B. Number of Personnel current, future and visiting staff. Currently have 2 personnel. Hope to expand to 4 personnel in Administrator's Space.
- C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? Current finishes are acceptable.
- D. Does your agency have requirements for unique or up-graded finishes or spaces?
  - Data or Computer Rooms (cooling/security/access floor) Their computer room is off-site. They
    do have a computer console of the first floor. The CSO's have access to all the same cameras,
    plus 3.
  - Special Perimeter Security (walls/bullet resistant doors or windows) Prefer to have slab-to-slab walls.
  - Special Access Controls to suite or rooms (electronic locks or remote release latches) Proxy reader on entry door to suite.
  - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) -Current finishes are satisfactory.
  - Private Restrooms or Coffee Bars Not required for FPS.
  - Built-in reception desks, storage cabinets or book shelves No Built-ins.
  - Access to loading dock or service elevator Not needed.
- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? No special requirements for adjacency; would prefer an interior/core suite (no windows). First Floor would be okay but need Administrator's and building section spaces with separate identity.
- F. Does your space need to be re-configured? Need at least 1 private office; 1 conference / interview room.
- G. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms Yes.
  - Business Service Center Yes.
  - Conferencing Center Yes.
  - New cafeteria Yes.
  - New Occupational Health Unit Yes.
  - Centrally located coffee bars on each floor Yes.
- H. Do you have noise or draft issues in your space? Currently have a noise issue with the conference room that they share a party wall with.
- 1. Do you have heating/cooling issues in your space? No.
- J. Do you have power/data/telephone issues in your space? No.
- K. Do you have lighting issues in your space? No.
- L. Do you have issues with building services in your space?
  - Building signage No Issues
  - Trash recycling No Issues
  - Security No Issues
- M. Do you have any issues with regards to the common areas in the building?

- Restrooms No Issues
- Cafeteria No Issues
- Conference room No Issues
- Recycling area No Issues
- Elevators No Issues
- Lobby Problems with layout. 1<sup>st</sup> Impressions project will rectify those issues.
- Security No Issues.
- N. Are you concerned that any part of the building does not adequately accommodate the disabled? No.
- O. Does your agency have any issues regarding the exterior of the building, the landscaping paved areas or sidewalks? Don't like the busses being so close to the building. The trees block the exterior cameras. There is a glare problem in the lobby in the morning. The set back isn't big enough prefer to have the curbs extended out. Support the idea of recapturing the alley along the east side of the building. The latest Threat Assessment Report was not completed by this FPS agency.
- P. Does your agency have concerns about indoor air quality or safety issues? No.
- Q. Does your agency have any issues regarding building systems, i.e., plumbing, fire alarm, HVAC, electrical, etc.? No.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? - Answer Above.

Secure storage rooms needed? - Answer Above.

#### END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Bob La Perle, AIA Project Manager

cc: CTA Team

CTA File - G1BILMODFS-FSO1





# GSA Feasibility Study Battin Federal Building Tenant Interview Meeting

Date: 11-18-04 8:00 AH FRS

	Date	1. 11	····	
Name	Agency/Firm	Phone #	Fax#	e-mail address
(please print)	CTA	(h) $(6)$		bobl@ctagroup.com
Bob La Perle		(D)		Kristine he ctagroup.com
Kristine Hoskins	CTA G2A		50 5 730 3003	Scott Meldler fredering
Scott Mc Collorato	GSA		A. //	
Jane Sotelo	G-5 Å		236-5328	tem record agea. gov
Tor Record  Mark Huckley	G-5A		303-236-1774	1 1 1 - 1
/	G <u>S</u> A		441.1269	DAUD HARDESTT (2) 654. GOV
Nikki French	65A			nicole French @gsa.gov
	G5A		406247757	9 Kimberly barnette 954
CHAIS BANDME			106-247-757	CHE 15TO SHAR. BERINE BOHS, OD
CART OTHER				
			, , , , , , , , , , , , , , , , , , , ,	
,				



PROJECT: Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY: Bob La Perle

MEETING PURPOSE: U.S. Marshals Office

Tenant Interview

MEETING DATE: November 17, 2004 (1:00 PM)

ATTENDEES: See attached Attendee Roster

1. Information discussed prior to Tenant Interview:

- A. It is expected that construction will take approximately 3 years to complete.
- B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
- C. The tenants are responsible for their own moving expenses.
- D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information:
  - A. The USMS don't feel that they can wait for this project (major renovation in 2009) for their needed renovations to the 5th Floor, including the added Prisoner Elevator.
  - B. Special consideration is needed to coordinate the movement of the prisoners while the Courts are moved to a lower floor. It was suggested that an extra stop be added to the new Prisoner Elevator.
  - C. No extra screening will be needed on the 4th Floor for the USMS administrative suite if relocated.
  - D. The USMS questioned whether or not the building would become a full courthouse. GSA indicated that no, the building will remain Joint-use.
  - E. The USMS will put together a list of the rooms/spaces that they would like added to their new space on the 4th and 5th Floors. This list will be issued to Rick Sontheimer the week of November 29, 2004. Rick will issue the list to GSA Team and CTA.
- F. The USMS will look into their most current Threat Assessment Report. A copy will be issued to CTA.

  m:\jobs\g1bilmod\ts01\meeting minutes\tenant interviews\11-17-04.us marshal fact sheet.doc

  Page 1

- G. The USMS will need 5 copies of this study for review. (2-Marshal; 1-Scott Robine; 1-Dan Orr; 1-JSS)
- 3. Tenant Interview Questions Reviewed, responses are included:
  - A. Increases or decreases in square footage . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? The U.S. Marshals are looking to expand their current space in the Federal Building by 12,000 square-feet. The Joint Task Force could be moved back into the Federal Building. This extra space will most likely be added to the 4<sup>th</sup> Floor. Interconnection between the 4<sup>th</sup> and 5<sup>th</sup> floors will need to be considered. It was discussed that an additional new elevator could be added between the 4<sup>th</sup> and 5<sup>th</sup> Floors for prisoner transport. Also discussed an interior stair connection to 5th floor USMS Suite.
  - B. Number of Personnel current, future and visiting staff. By expanding 12,000 square-feet, their need for extra personnel will be covered. New requirements to be provided will address 10 year growth.
  - C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? The U.S. Marshals have a set of guidelines for their space layouts, adjacencies, and finish levels. CTA has a copy of these guidelines, which will be followed for this study. Structural upgrades will most likely be needed for the new masonry walls required for the USMS suite.
  - D. Does your agency have requirements for unique or up-graded finishes or spaces?
    - Data or Computer Rooms (cooling/security/access floor) Follow set guidelines.
    - Special Perimeter Security (walls/bullet resistant doors or windows) Follow set guidelines.
    - Special Access Controls to suite or rooms (electronic locks or remote release latches) Contact Tina Jarrett.
    - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) -Follow set guidelines.
    - Private Restrooms or Coffee Bars Follow set guidelines.
    - Built-in reception desks, storage cabinets or book shelves Follow set guidelines.
    - Access to loading dock or service elevator No.
  - E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? The U.S. Marshals need to remain adjacent to the Court spaces for security purposes.
  - F. Does your space need to be re-configured? -Yes This will be addressed in a separate study looking at the Courts need as well as secure circulation systems. USMS requested that CTA send the USMS 'block-diagrams' for review. An Architect from the USMS will layout the new spaces.
  - G. Would your agency support additional joint use space such as:
    - Fitness center with locker rooms The USMS will have their own FIT room.
    - Business Service Center No.
    - Conferencing Center No.
    - New cafeteria Yes.
    - New Occupational Health Unit Neutral.
    - Centrally located coffee bars on each floor No.
  - H. Do you have noise or draft issues in your space? No.

- I. Do you have heating/cooling issues in your space? No.
- J. Do you have power/data/telephone issues in your space? Data lines need to go to a fiber level.
- K. Do you have lighting issues in your space? No.
- L. Do you have issues with building services in your space?
  - Building signage No Issues
  - Trash recycling No Issues
  - Security No Issues
- M. Do you have any issues with regards to the common areas in the building?
  - Restrooms No issues
  - Cafeteria No issues
  - Conference room No Issues
  - Recycling area No Issues
  - Elevators Secure Elevator needed to prevent Judges and prisoners from having to be in public corridors.
  - Lobby No Issues
  - Security Move metal detectors closer to entrance door.
- N. Are you concerned that any part of the building does not adequately accommodate the disabled? No.
- O. Does your agency have any issues regarding the exterior of the building, the landscaping paved areas or sidewalks? Tina Jarrett USMS Judicial Security Services, should be contacted. The existing trees to obscure the cameras. Support idea of recapturing the alley along the east side of the building and installing hydraulic bollards at each end of the alley.
- P. Does your agency have concerns about indoor air quality or safety issues? No.
- Q. Does your agency have any issues regarding building systems, i.e., plumbing, fire alarm, HVAC, electrical, etc.?

Emergency Generator Needed - Being added to current 5th Floor Renovation Project.

All hardware in USMS space must be fail-secure.

The USMS need access to the 'Bomb-Alarm.'

An intercom system throughout the building is necessary.

The CSO's need access to controls to the garage door.

Duress Alarms are needed in the elevators for the Judges.

Other information that would be helpful - Space Planning issues that impact cost of a suite like:

How many private offices and work cubes are needed? List to be issued to CTA. Secure storage rooms needed? List to be issued to CTA.

END OF MEETING MINUTES

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-17-04.us marshal fact sheet.doc

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Bob La Perle, AIA Project Manager

cc: CTA Team

CTA File - G1BILMOFS-FSO1

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-17-04.us marshal fact sheet.doc



# ATTENDEE ROSTER

GSA Feasibility Study Battin Federal Building Tenant Interview Meeting

(USMS) Date: 11-17-04 1:00pm

Name (please print)	Agency/Firm	Phone#	Fax#	e-mail address	
Kristine Hoskins	CTA	(h) (6)		Kristineh & chagroup com	
Bob la Perte	470	(D)	······································	pople additions com	
KEVIA OLIVER	NIIT			KOLIVET D'BRIDGEBANG.COM	
DAN ORR	U.S. MARSHALS			dan.orr Ausdoj.gov	
RICK SONTHEIMER	GSA			MICHARD. SONTHEIMER @ OSF	ه.٦.١
Kim BANA	GA		406 247 7579	Kimberly barntegsagor	
Nikki French	65A		307/236-0552	nicole. Frenchiogsa.gov	
Dave HARDESTY	G5A		441-1269	DAMD . HORDESTY 63 GSA . GOV	
Mark Hackley	GSA			mart. hockleydesa.gov	
Tom Record	C374			for recordensagor	
Scott Mc Colbugto	GSA		<u> 3606</u>	Scott, Michigan & G. G. S. A. Com	
Statt Robins	USMS	1		-	
Jane Sotelo	G5A			<u>'</u>	
	}				



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob La Perle

MEETING PURPOSE:

Bureau of Reclamation (BOR)

Tenant Interview

MEETING DATE:

November 17, 2004 (8:00 AM)

ATTENDEES:

See attached Attendee Roster

- 1. Information discussed prior to Tenant Interview:
  - A. It is expected that construction will take approximately 3 years to complete.
  - B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
  - C. The tenants are responsible for their own moving expenses.
  - D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information Discussed:
  - A. BOR is in complete support of this project. They are happy with the building as it is currently except for the asbestos.
  - B. BOR would prefer to remain out of the building until construction is completely done.
  - C. BOR's OA will be up in 2007. They budget out 3 years in advance.
  - D. BOR has discussed the possibility of building their own building (Lease Construction).
  - E. BOR would like 3 copies of the study for review.
- 3. Tenant Interview Questions Reviewed, Responses are Included:
  - A. Increases or decreases in square footage . . . . will your agency require expansion space or will your agency be giving up space over the next 5-10 years? Current space needs are adequate. No expansion is planned. Noted that there is a separate group that serves Montana and they would maintain their exiting off-site space and should be independent from this building's tenant.
  - B. Number of Personnel current, future and visiting staff. No significant change projected. Current Staff is 230. No visiting staff.

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-17-04.bor fact sheet.doc

- C. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc.? Current finishes are acceptable. Prefer Gypsum board walls to modular wall systems.
- D. Does your agency have requirements for unique or up-graded finishes or spaces?
  - Data or Computer Rooms (cooling/security/access floor) Walls around the computer room need to be slab-to-slab (security / fire / smoke / dust concerns). Access floor needed in computer room.
  - Special Perimeter Security (walls/bullet resistant doors or windows) Current security is sufficient.
  - Special Access Controls to suite or rooms (electronic locks or remote release latches) Current access controls are sufficient.
  - Rooms with up-graded finishes (Executive Offices, Conference Rooms or Training Rooms) Current upgrades of finishes are satisfactory.
  - Private Restrooms or Coffee Bars Not required for BOR.
  - Built-in reception desks, storage cabinets or bookshelves Not required for BOR. Prefer to stay
    away from built-ins. Like modular furniture for flexibility.
  - Access to loading dock or service elevator Service elevator would be nice but probably not worth the expense or loss of space.
- E. Does your agency require or need special adjacency to or separation from other agencies in the building or need to be above the street level? BOR needs to be kept together. Would prefer to move to upper floors in the building due to street noise on the 1<sup>st</sup> Floor. Would like to keep together as much as possible.
- F. Does your space need to be re-configured? Renovation should accommodate the ability to reconfigure at a later time. Flexibility is necessary. There are 5 Divisions in this office. Each division will need private offices. At least 2 conference rooms are needed.
- G. Would your agency support additional joint use space such as:
  - Fitness center with locker rooms Support Locker Rooms with showers more than a fitness room.
  - Business Service Center Would like a centralized mail drop.
  - Conferencing Center Open for Discussion.
  - New cafeteria Need to maintain a cafeteria.
  - New Occupational Health Unit Need to maintain an Occupational Health Unit.
  - Centrally located coffee bars on each floor Not needed for BOR.
- H. Do you have noise or draft issues in your space? There are draft issues. First Level has noise issues with  $4^{th}$  Street traffic and busses. HVAC is loud on the  $2^{nd}$  floor.
- 1. Do you have heating/cooling issues in your space? Always have had issues with these, but much more effort for improvement has been extended and it is much better than it was at one time.
- J. Do you have power/data/telephone issues in your space? Electrical/data lines need to be updated. Data lines need to go to a fiber level. Emergency back-up power is required for file serve space. It is currently not on the emergency generator.
- K. Do you have lighting issues in your space? Should be replaced with energy efficient lights. Direct lighting capabilities should be considered.
- L. Do you have issues with building services in your space?

- Building signage Current room number sequencing is confusing.
- Trash recycling No Issues
- Security No Issues
- M. Do you have any issues with regards to the common areas in the building?
  - Restrooms Need to be upgraded with better ventilation.
  - Cafeteria No issues.
  - Conference room No Issues
  - Recycling area No Issues
  - Elevators No Issues
  - Lobby No Issues
  - Security Move metal detectors closer to entrance door.
  - Lead in water in certain locations need to be addressed and eliminated.
- N. Are you concerned that any part of the building does not adequately accommodate the disabled? Yes. There is not a good was to get handicapped personnel down to the lobby. Areas of Refuge will be added to the design.
- O. Does your agency have any issues regarding the exterior of the building, the landscaping paved areas or sidewalks? Prefer to move smokers away from the front of the building.
- P. Does your agency have concerns about indoor air quality or safety issues? Asbestos is a major concern. Need more and better air exchange, better filtration. Also smokers in front of the building entrance seems to be a hazard to users of the building.
- Q. Does your agency have any issues regarding building systems, i.e., plumbing, fire alarm, HVAC, electrical, etc.? All need to be upgraded, with maybe the exception of the fire alarm it seems to work fine.

Other information that would be helpful - Space Planning issues that impact cost of a suite like: How many private offices and work cubes are needed? - Current numbers are adequate. Secure storage rooms needed? - Cages with locks in the basement are sufficient for BOR. Could possibly look at option to sacrifice the storage for extra parking in basement.

### END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

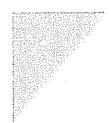
CTA ARCHITECTS ENGINEERS

Bob La Perle

cc: CTA Team

CTA File - B1BILMODFS-FS01

m:\jobs\g1bilmod\fs01\meeting minutes\tenant interviews\11-17-04.bor fact sheet.doc





# ATTENDEE ROSTER

GSA Feasibility Study Battin Federal Building Tenant Interview Meeting

Date: 11-17-04 8:00 AM (BOR)

Name (please print)	Agency/Firm	Phone #	Fax#	e-mail address
Kristine Hoskins	CTA	(h) (6)		Kristineh@ctagroup.com
Bob La Perle	CTA	(D)		bob lectagrap . com
KEVIN OLIVER	NIH			KOLIVER WBRIDGE BAND.COM
Scott Boelmon	USBR			Shortman @ C.P. USBK. GOV
In Barutt	CJSA-		A 477579	Kimberly Darklet Ogsa. go
Mildi French	65A		303/236-0552	nicole frenchægsa gov
Dave HORDERTY	G5A		441.1265	DAVID HARDETTY (2) GSA. GGV
Mark Hackley	GSA		303-236-1774	mark, hackley agsa. gov
For Record	GSA		5328	tom. recorde 950. 900
Scot McClbush	G/A		- 450 <u>C</u>	
Jane Sotelo	GSA			



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob La Perle

MEETING PURPOSE:

U.S. District Courts Tenant Interview

MEETING DATE:

November 16, 2004 (1:00 PM)

ATTENDEES:

See attached Attendee Roster

- 1. Information discussed prior to Tenant Interview:
  - A. It is expected that construction will take approximately 3 years to complete.
  - B. All tenants will be moved out of the building and into swing space during construction, with the exception of the Courts. It is not feasible to find swing space with 3 courtrooms on a temporary basis. The 5th Floor will be sealed off from the rest of the building during construction. It is planned to move the Courts down to the 3rd Floor for approximately 1 year.
  - C. The tenants are responsible for their own moving expenses.
  - D. This project is #1 priority for Region 8.
- 2. Tenant Specific Information:
  - A. The Courts are currently under a 2 yr moratorium. There is a possibility that this moratorium could be over by the time this project begins design.
  - B. The Courts realize that this would be the opportune time to upgrade, however, they currently cannot plan for any future growth.
  - C. The Courts are concerned that the rent must remain "neutral." The Courts are not to sign an OA for expansion until the end of their moratorium (10-1-05).
  - D. Judge Anderson's area was 'abated' a few years ago, however it is not clear if a true containment was set up during this abatement. Also not sure if containment walls were installed. The space may be recontaminated.

- E. Currently the Judges have no concerns expressed. They understand that they can only realign their square-footage.
- F. A separate meeting has been set up for December 17, 2004 at 10:00am to meet with the Judges.
- G. The Study will document the two (2) options Renovate or move all tenants to Lease Space.
- H. The Courts would like a say in how the Art/Architecture money is spent.
- I. The U.S. Marshals need to remain in the loop for all happenings in the Court space.
- 3. Tenant Interview Questions Reviewed, responses are included:
  - A. Number of Personnel current, future and visiting staff. Approximately 20 Staff
  - B. The project may require a full gut and reconstruct of existing improvements. Are replacement finishes similar to the existing finishes acceptable, i.e., carpet, paint, woodwork, etc? The current levels of finishes in the spaces are acceptable. Currently there is a problem with keeping the carpet in the Lobby clean possibly specify a darker carpet or different material. It will depend on the increase in rent whether or not the finishes are upgraded. CTA should review the Courts Design Guide to help them determine level of finishes for each space.
  - C. Would your agency support additional joint-use space such as:
    - Fitness center with locker rooms No
    - Business Service Center No.
    - Conferencing Center No
    - New cafeteria Neutral
    - New Occupational Health Unit Yes
    - Centrally located coffee bars on each floor No
  - D. Do you have noise or draft issues in your space? Walls between Jury Rooms and restrooms and Judges Chambers need more soundproofing.
  - E. Do you have heating/cooling issues in your space? Standard Complaints
  - F. Do you have power/data/telephone issues in your space? Prefer to have power in ceiling. 220 Volts (rather then 208V) would be preferable.
  - G. Do you have lighting issues in your space? The Courts have to use a lot of task lighting due to the energy conservation of lighting that the building is observing.
  - H. Do you have issues with building services in your space?
    - Building signage No.
    - Trash recycling No.
    - Security No.
  - I. Do you have any issues concerning the common areas in the building?
    - Restrooms The water at the sinks is only luke-warm. No ADA Stalls.

- Cafeteria No (Noted this is an asset for Jurors).
- Conference room No.
- Recycling area No.
- Elevators No.
- Lobby The Lobby of the 5<sup>th</sup> Floor was just remodeled a few years ago.
- Security Circulation issues with Judges having to use Public Corridors.
- J. Are you concerned that any part of the building does not adequately accommodate the disabled? The Jury Boxes are not set up for ADA. The current restrooms are not set up for ADA. Areas of Refuge needed at stairs.
- K. Does your agency have any issues regarding the exterior of the building, the landscaping, paved areas or sidewalks? Support the idea of recapturing the alley way along the east side of the building for security purposes.
- L. Does your agency have concerns about indoor air quality or safety? Would like better ventilation.
- M. Does your agency have any issues regarding building systems, i.e., plumbing, fire alarm, HVAC, electrical, etc? Would like to have emergency power to the server room. Clean Power for the Computer Lines.

#### END OF MEETING MINUTES

The foregoing is the author's understanding of the content of this meeting. If the attendee's understanding differs from the above, please respond to the author within ten working days.

CTA ARCHITECTS ENGINEERS

Bob La Perle, AIA Project Manager

cc: CTA Team

CTA File - G1BILMODFS-FSO1



# ATTENDEE ROSTER

GSA Feasibility Study **Battin Federal Building** Tenant Interview Meeting

Date: 11-16-04

	(72)	Phone #	Fax#	e-mail address
Name	Agency/Firm	Phone #	L'AA II	
(please print)	CCA	/l- \ /O	2 22/-1774	mak hatter dass sol
Mark Hackley	65A	(D)	35-236-111	mark. hackley agsa.gov
Ton Lecoto	G514			tom. recordegsa.gov
Scott McCollough	G54		53 236 3606	Scot McColoup G-S5+gow
Kristine Hoskins	CTA			Kristinehoctagroup.com
Bob La Perce	CTF			boble cta aroup . com
JANICE PINKEL	Colop			4 janus dinkellingsa gor
Susan Nybo	FEBERAL COME		404247-7008	SUSAN-NYBOEMITH- USCOUNTS
CLIFF HARLAN	9" CIKCUIT		45-92-6180	charlan@ Ceq. uscavets. gov
PATTRICK DUTY	Dist Ct.		542-7296	
1 2 3	GSA.			timberly barriet@gsa.gov
Tim Dankett	2		- 303/236-	nicole. French@gsa.gov
NIKKI Trench	(95A			0 0
Dave HARDESTY	G64			DAVID HARDESTY CO CSA. COV
RICK SONTHEIMER	65A		303 2360562	TICHARD. SOUTHOLMER @GSA. GOV
KEUN OLNER	NIH		254-1428	KOLLVET a BRIDGE BANG. COM
Jame Botelo	GSA			
Susano Kim	USDC			
CONTRACTOR OF THE PARTY OF THE				
Robert Fay	USDC			
71000 1			1	
			1	



· Commence of the comments of	PROJECT:	Battin Federal Buildin GSA Project No.: GS CTA Project No.: G1	S-08P-04-JFD-0001	oility Study for Moderni	zation		
· Commence of the comments of	MEETING MINUTES RECORDED BY:	Kristine Hoskins					
ſ	MEETING PURPOSE:	Billings Federal Buildi	ng Feasibility Project l	Meeting			
The state of the s	MEETING DATE:	November 2, 2004, 1:	30 PM				
السيميسية استنصفت	ATTENDEES:	CTA Architects Engineers: Bob La Perle, Kristine Hoskins, Larry Grendahl, Bob Jones, Christi Mock, Steve Bjordahl, Kent Bray, Terry Kouba GSA: Jane Sotelo, Nikki French, Mark Hackley, Scott McCollough, Janice Dinkle Kim Barnett, Nikki Morris					
Commence of the second	<ul><li>Scott McCollough opens correspondence.</li><li>CTA should include</li></ul>	ed with reviewing the the following for e-n					
Summaria accession producti	Scott McCollough Mark Hackley	Jane Sotelo Nikki Morris	Nikki French Kim Barnett	Linda Janice Dinkel	Ben Rissky		
(Still-waitheast)	GSA should include	e the following for e-r	nail of general corre	spondence from GS/	A to CTA:		
i.	Bob La Perle	Kristine Hoskins					
mind manumentaling.		IcCollough for reviev A and Bob La Perle					
And the second s	Scott McCollough Mark Hackley	Jane Sotelo Kim Barnett	Nikki French Janice Dinkel	Linda Tom Record	Ben Rissky		
The second secon	2. Tenant interviews will I hold approximately two Kristine Hoskins to schoffice then will be due	enty people and will hedule. GSA will fly i	nave a conference pl nto Billings at about	hone available for th	e interviews.		
	m:\jobs\g1bilmod\fs01\meeling minutes\11-0	2-04.mm.doc			Page 1		

- 3. Kim Barnett wanted Scott to be aware of a recent fire in the building. It appears that a secondary transformer was possibly overloaded and the primary breaker was oversized so the circuit never tripped. Kim thought this issue should be addressed in the Feasibility Study. Larry Grendahl confirmed that since the building will be gutted due to the abatement, an entirely new electrical system would be installed.
- 4. Janice Dinkel and Scott McCollough reviewed the status of the upcoming Tenant Interview. Janice is working on the cover letter, questionnaire, and fact sheet. She wanted to be clear that we do not invite changes into the Courts space. Janice and Scott will review the fact sheet at a later time and Janice will send the changes to the list to Kim Barnett for review. Janice was not aware that Probation was a likely candidate to come back to the building. Their CBR expires October 31, 2008.
- 5. Bob La Perle wanted to confirm that we could use the information on the Courts long-term plan. Janice is hoping to be able to release this information soon.
- 6. Kim Barnett would like a line item added for the occupational health unit. It is not clear whether the unit will move out of the building or if will go to the 5th floor with the Courts during abatement.
- 7. The date for the Court Meeting is confirmed for December 17<sup>th</sup> in Billings. Those in attendance shall be Scott McCollough, Bob La Perle, Janice Dinkel, Mark Hackley, and Kevin Oliver with Northern Industrial Hygiene. Kim believes that the Courts will have questions regarding the abatement and how it will affect them. At the meeting, the 50% submittal will be presented to the Courts for their review and comment. Janice will confirm a time.
- 8. A review of the schedule is as follows:

11/15/04 - GSA and CTA 'Run-Thru' of Tenant Interview

11/16-18/04 - GSA Tenant Meetings in Billings

12/09/04 - 50% Submittal due to GSA

12/15/04 - 50% Submittal presentation in Denver

12/17/04 - District Court meeting in Billings.

01/13/04 - 90% Submittal due to GSA

01/20/04 - 90% Submittal presentation in Denver

01/24/04 - Submit 90% to Customers for review and comment

02/01/04 - Final complete

- 9. GSA to provide CTA with costs identified for swing space rental rates.
- 10.GSA would like three (3) options presented to the Courts (do nothing; remodel existing, and additional space expansion up to 7,700 sf).
- 11.Bob La Perle questioned where to place the cost for replacement of the existing after abatement. Should this be a tenant cost? GSA confirmed that there would be no space changes. Put cost in the Tenant Improvement costs as a line item labeled construction cost. The tenant will be responsible for these costs so they will need as much information as possible so they can arrange to have it budgeted.

	MEETING MINUTES (Continued)
	12. Scott McCollough confirmed with Larry Grendahl that the electrical would be completely revamped after the asbestos abatement.
- Lucipalitation Vision of the Control of the Contr	13. Bob Jones and Scott McCollough reviewed the fact the windows may need to be replaced in order to acquire the LEED points necessary for certification. If the exterior walls cannot meet the LEED requirements the window replacement will be necessary. Bob Jones will research and get back to GSA.
. المستعدد	14. GSA will get a copy of the Threat Assessment report from last year and the Security Requirements to Bob La Perle for review. Kim Barnett is in contact with Rick Brenner in Helena to get the report, if unsuccessful Scott McCollough will follow up.
	15. Steve Bjordahl confirmed that he would not need the report for the progressive collapse. The analysis is independent of the Threat Assessment. Steve has everything he needs for the structural review.
L.	16. Mechanical
	<ul> <li>In reviewing the mechanical, it was reiterated that GSA is not in favor of the rooftop units, however, they would like to see the options. GSA prefers multiple air handlers. Would like both options carried through the whole study and presented at the 50% submittal.</li> </ul>
	<ul> <li>Mike Nitschke will review the exhaust and air intake at the driveway to confirm that it supplies the garage and the elevator shaft.</li> </ul>
L	17. Business Center
	<ul> <li>GSA confirmed that CTA is to breakout the Business Center from the 1<sup>st</sup> Impressions project. Kim will confirm with the State Licensing Agency to see if the current vendor will return after construction. CTA will include a line item in case the vendor does come back.</li> </ul>
	18. Asbestos Abatement
-	<ul> <li>Bob La Perle wanted to verify that the thin film would remain on the structure during abatement. It was agreed that if the cost and time spent were feasibly (like on the 4th floor abatement project) the film would be removed. If later it were decided against, the line iten would be a credit.</li> </ul>
-	<ul><li>19. Action Items</li><li>GSA to submit swing space cost to CTA.</li></ul>

• CTA to reserve Conference Room for Tenant Meetings.

Next project meeting to be November 30.

CTA ARCHITECTS ENGINEERS

Kristine Hoskins

m:\jobs\g1bilmod\fs01\meeting minutes\11-02-04.mm.doc

CTA Team CC:

CTA File - G1BILMODFS-FS01



Battin Federal Building / Courthouse Feasibility Study for Modernization

GSA Project No.: GS-08P-04-JFD-0001

CTA Project No.: G1BILMOD-FS01

MEETING MINUTES

RECORDED BY:

Bob LaPerle

MEETING PURPOSE:

50% Submission Presentation to GSA Denver, Mountain Plains Service Center,

Denver, Colorado and Follow-Up Meetings to Discuss Comments to this Date

MEETING DATE:

December 15, 2004

ATTENDEES:

Attached Attendee Sheet

The meeting began with a 2 1/2 hour presentation by CTA explaining the 50% Submittal. A copy of the slides is attached to these meeting minutes for reference. During the presentation questions were raised at various points and are documented below.

- 1. When reviewing a summary of the project replacement cost was discussed and the question arose as to whether the roof had been tested for asbestos-containing material and if not, should it be, as a precaution. It was noted that the roof was ten years old and in excellent condition. CTA's envelope consultant did take cores, but they were not tested for asbestos. Northern Industrial Hygiene will be contacted to either use these cores that were collected by CTA or to go up and be with CTA's envelope and roofing specialist to be present to pull another core that could be used for testing. Discussion also indicated that the new roof that was installed should have been non-asbestos containing, but asbestos-containing products are still produced in Canada and other places.
- When reviewing the list of program goals, there was a scoring system discussed and in later conversations all of the line items were scored relative to the following criteria: "must have, nice to have, or not needed."
  - a. "Must Have" They include abatement, ADA accessibilities, the restrooms, cafeteria, the business center, conference center, the new entrance doors, clean panels and replace the windows, the 24 cooling loop, replace electrical switchgear, new HVAC system, new plumbing, and new fire sprinklers. The first impressions project water infiltration/sump

pumps, seismic bracing, glass mitigation, structural upgrades, silver rating and the building codes.

- b. "Nice to Have" were as follows: The locker room, showers only, the roof replacement looking at a possible cheaper alternative if the LEED impact is not needed. The technologies infrastructure and the basement heat recovery system.
- c. "Not Needed" were identified as: the coffee bar, the freight elevator and the expansion of the loading dock, recapture of vacant space at the north and south entrances, any upgraded LEED-type finishes beyond the basic GSA/PBS standards and the gray water system.
- 3. When reviewing asbestos cost estimating procedures, there was a question raised as to whether the costs were high enough. Tom Record indicated that the costs appear to be adequate in comparison to similar projects currently underway with GSA jurisdiction.
- 4. In discussions with the HVAC plumbing, piping and electronic systems, discussions were had relative to the two options that were presented in the report and the preferred option being the single roof top unit with multiple fans. It was noted that the roof top option also included the capability of adding direct evaporative cooling to the unit. The direct evaporative cooling option was determined not desirable at this time, but accommodations would be recommended so it could be added in the distant future.
- 5. The next discussion was about the LEED Certification. CTA indicated that the costs included under this item were the commissioning costs. The balance of the costs were pretty well spread out through the scope of the project due to the fact that there is major renovation in all finishes and replacement of the building systems. They will try to identify the difference between the basic commissioning, which GSA does typically on a major project, and additional commissioning scope that would be required for the certification documentation.
- 6. The "First Impressions Lobby Project" listed as a program goal was thought to cause problems with some of the tenants. It was decided that the line item should be renamed to "Lobby Renovation and Addition of a Security Station". Future drafts will change the program goal to this heading.
- 7. Had a detailed discussion about the listing and source of Existing and Proposed Floor Areas. It was noted that the discrepancy existed between the STAR areas and the space allocation drawings area calculations used in the stacking and housing tables presented in the draft study. The current preference would be to use the STAR numbers and then escalate the STAR numbers to reflect any additional area requested by tenants. There was also discussion about including a separate column with the measured areas that could be hidden and not included in the documents, other than in the Appendix. This has been left as a "still to be determined."
- 8. Looking at the costs, a discussion about where to include Design and CM&I costs for the asbestos abatement Project. This is typically a design or CM&I cost, which might not be reflected in the actual percentage indicated in the markups on the summary cost page.